HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: January 2016

Housing market intelligence you can count on

Canada

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HOME TO CANADIANS

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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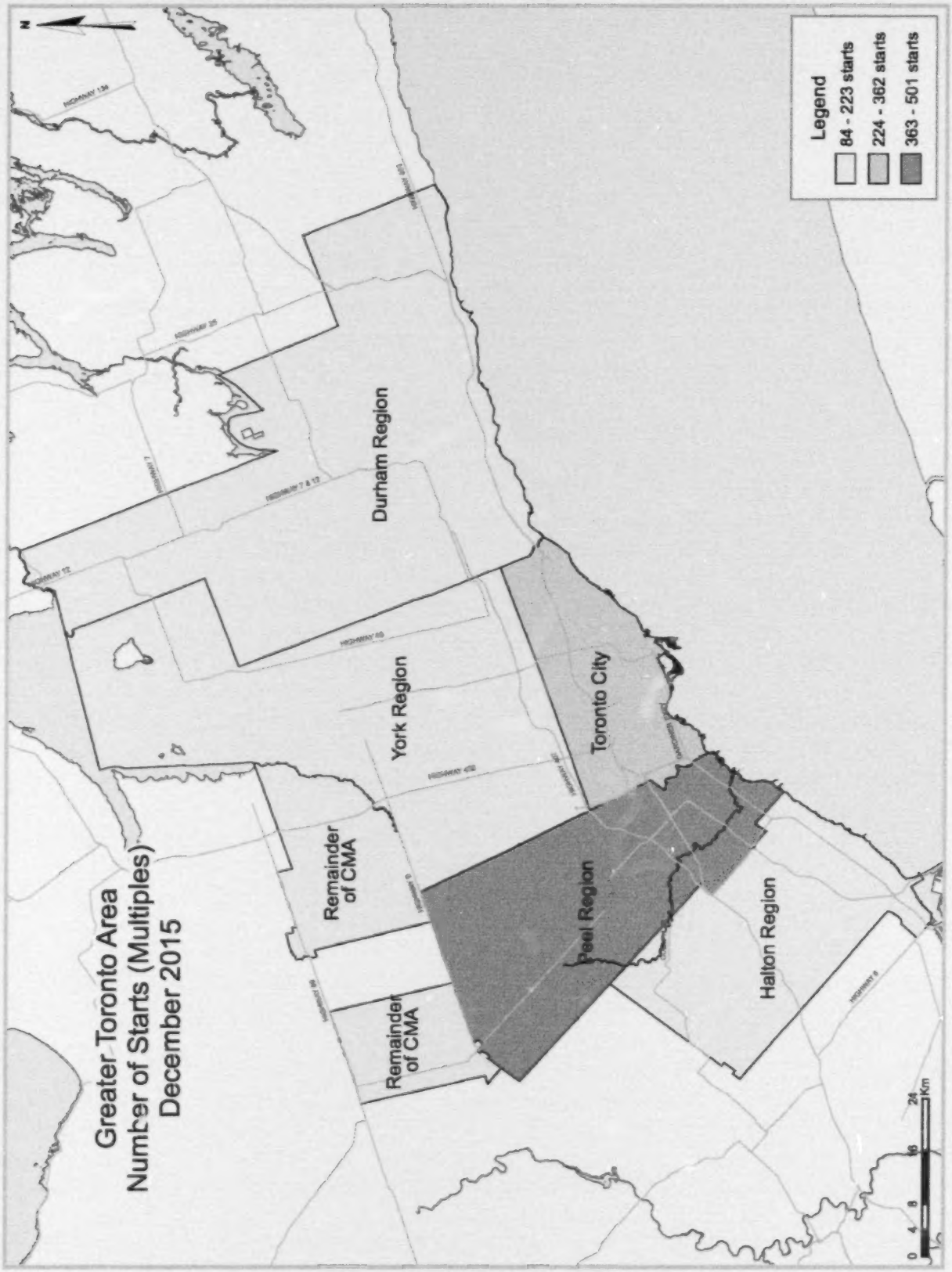
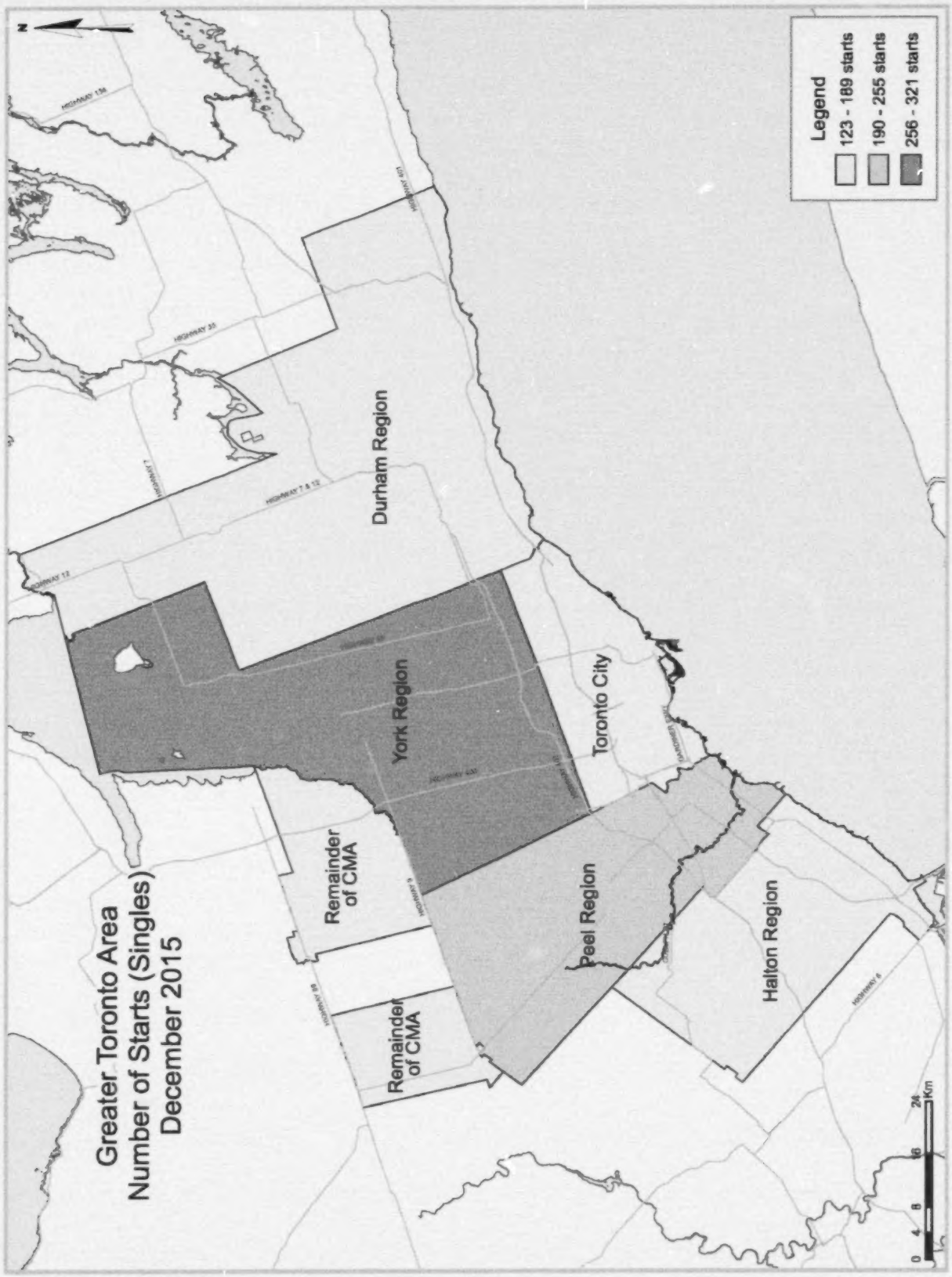
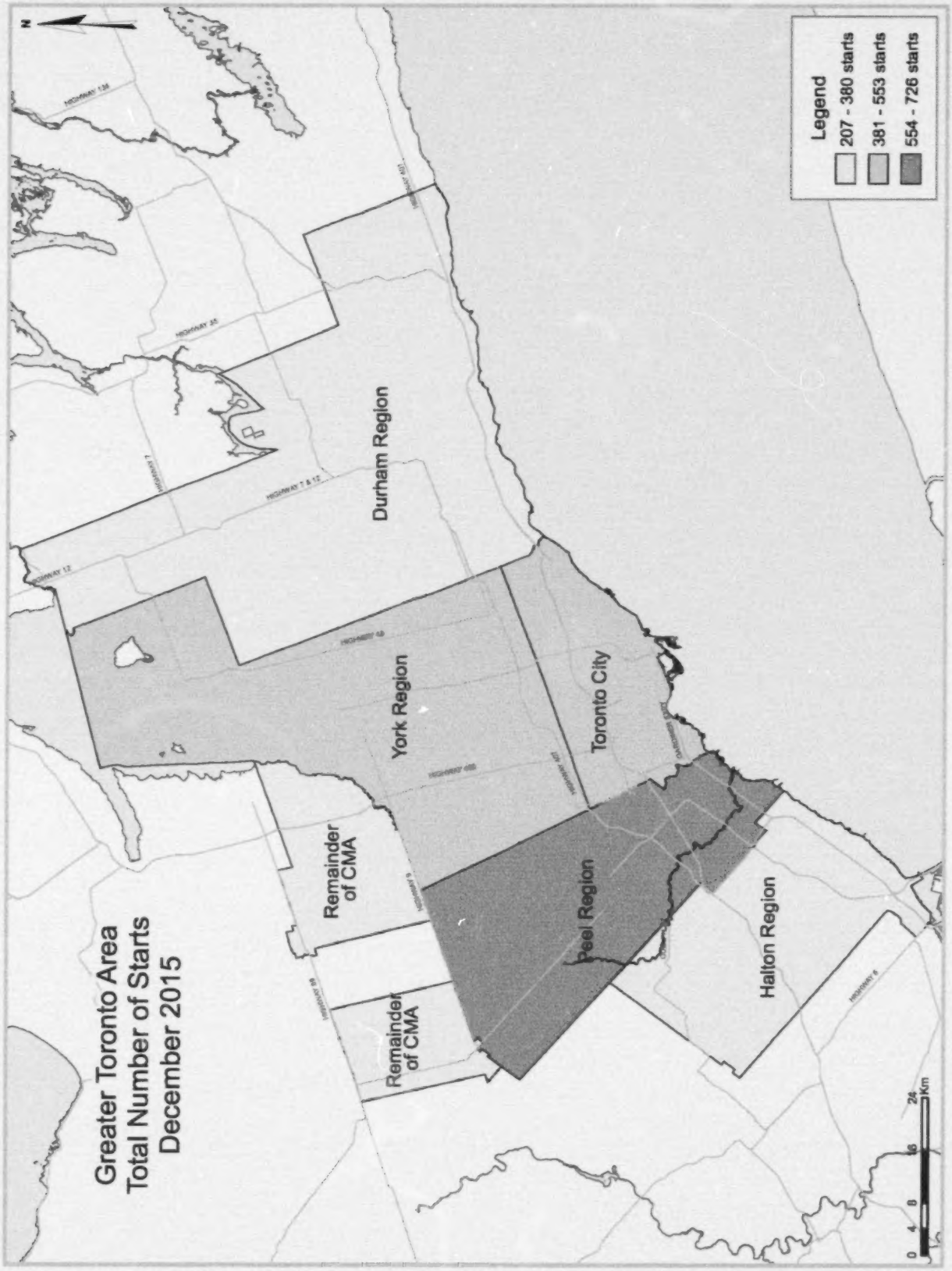
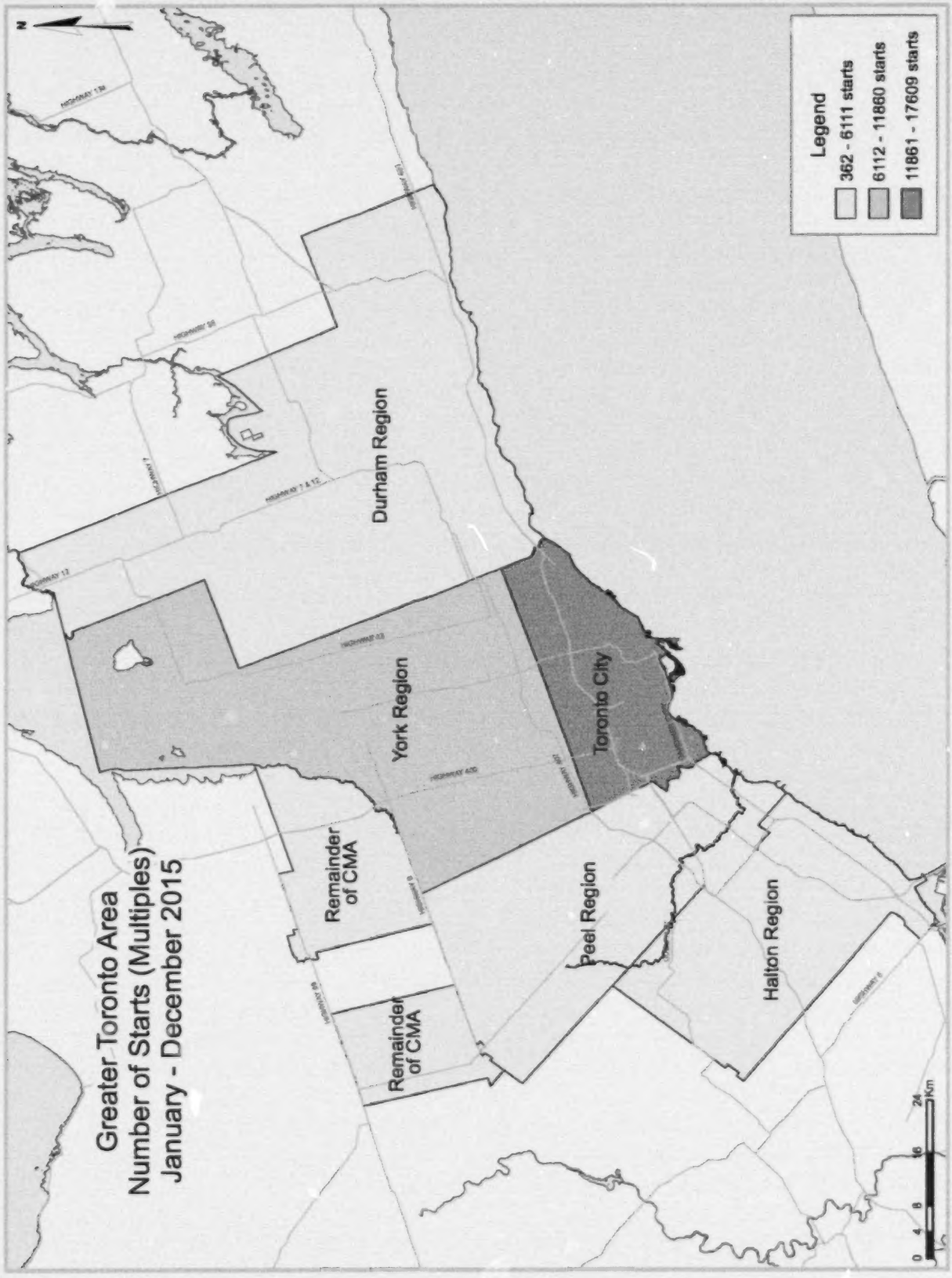
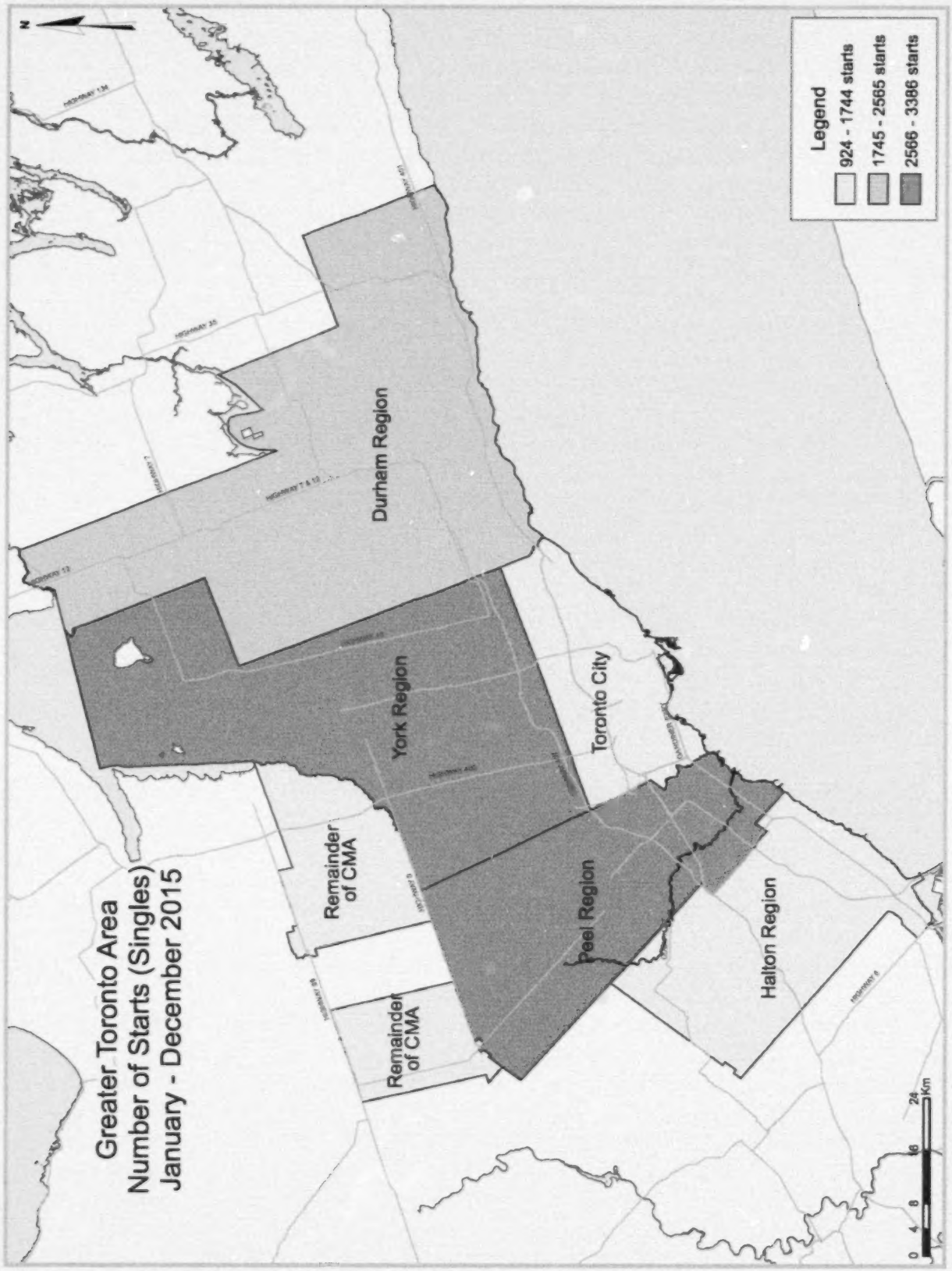
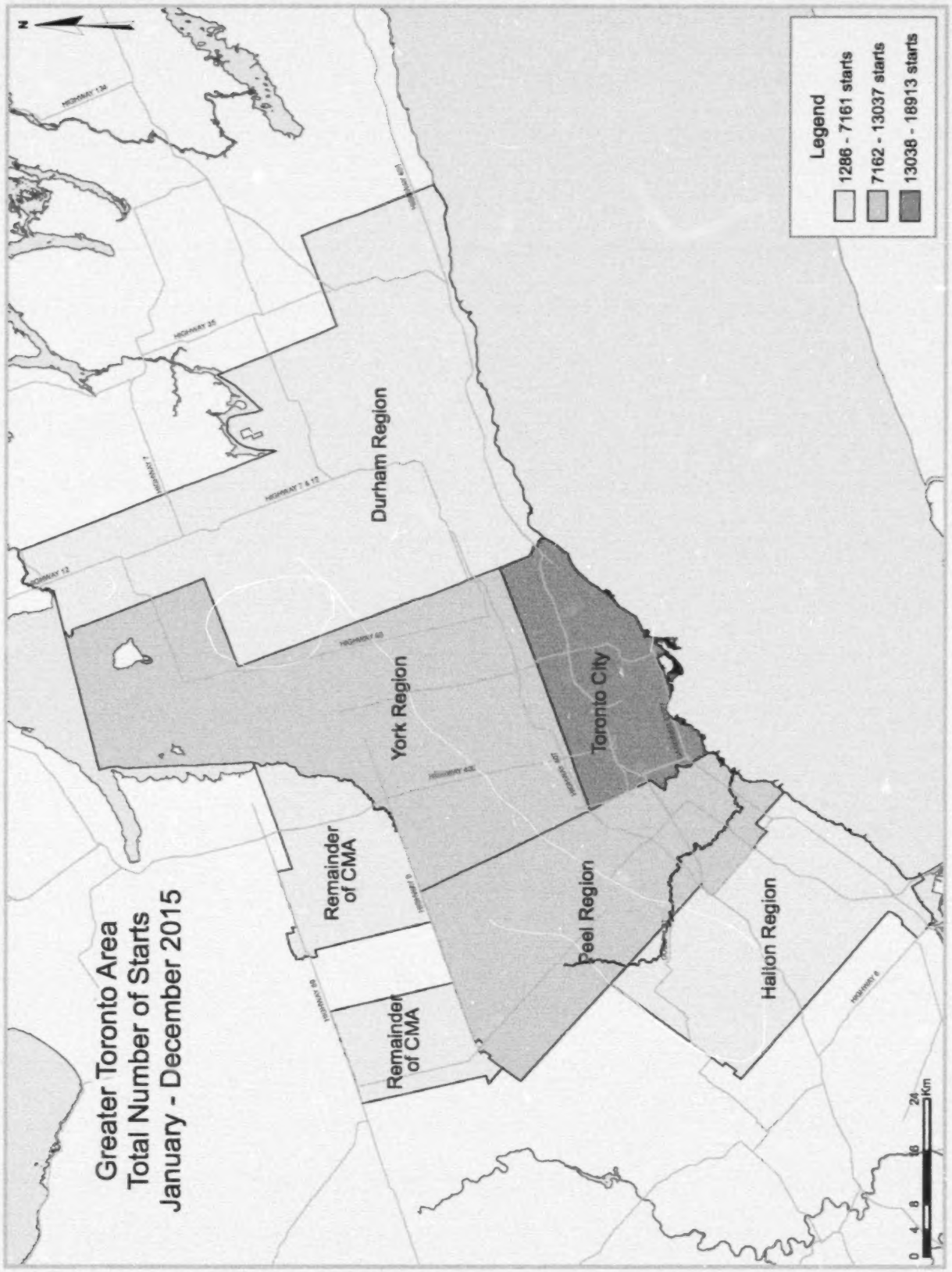

Greater Toronto Area
Number of Starts (Multiples)
December 2015
Legend
84 - 223 starts
224 - 362 starts
363 - 501 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0 4 8 16 24 Km

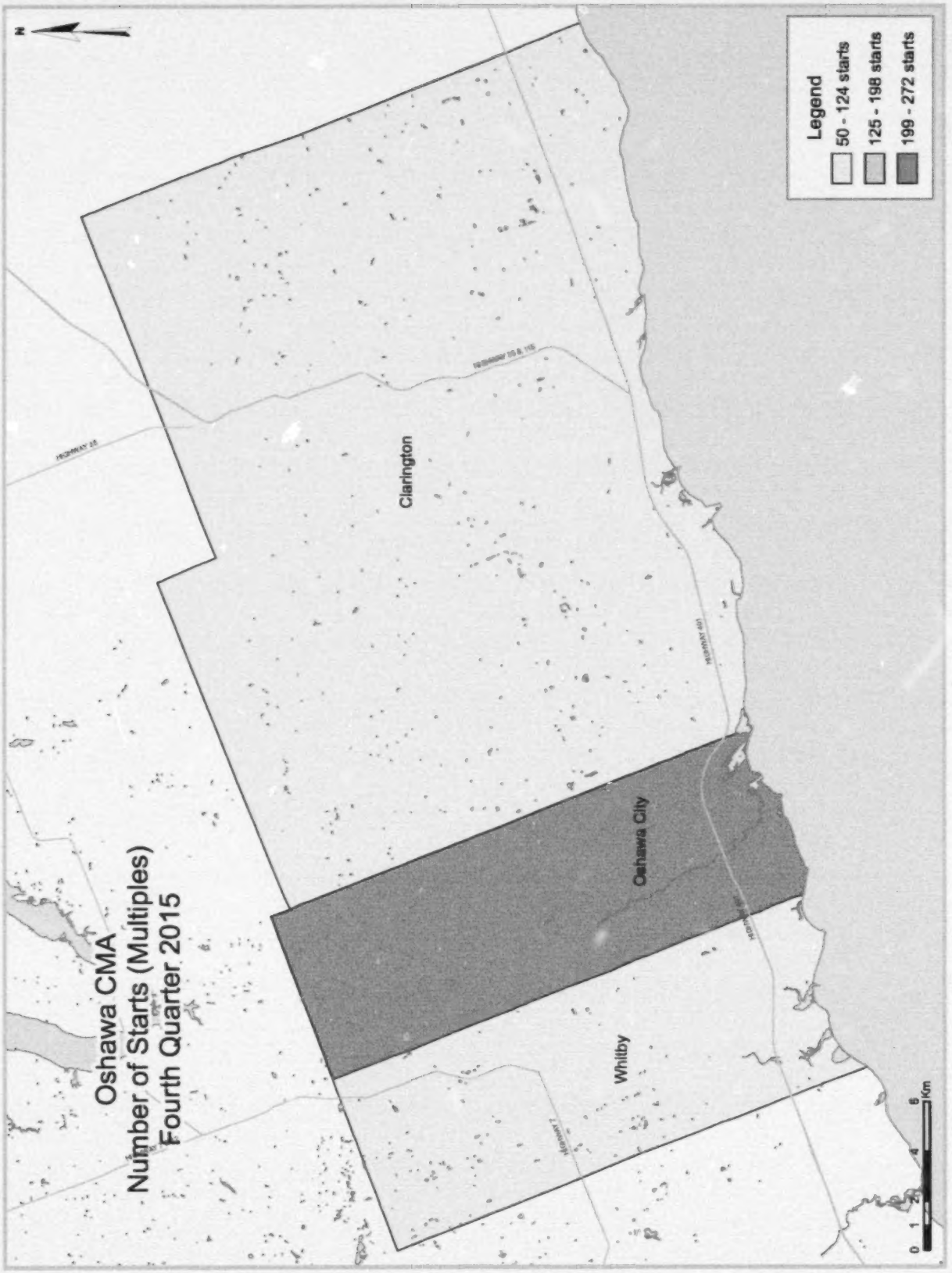

Greater Toronto Area
Number of Starts (Singles)
December 2015
Legend
123 - 189 starts
190 - 255 starts
256 - 321 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 35
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 400
HIGHWAY 407
HIGHWAY 6
0 4 8 16 24 Km

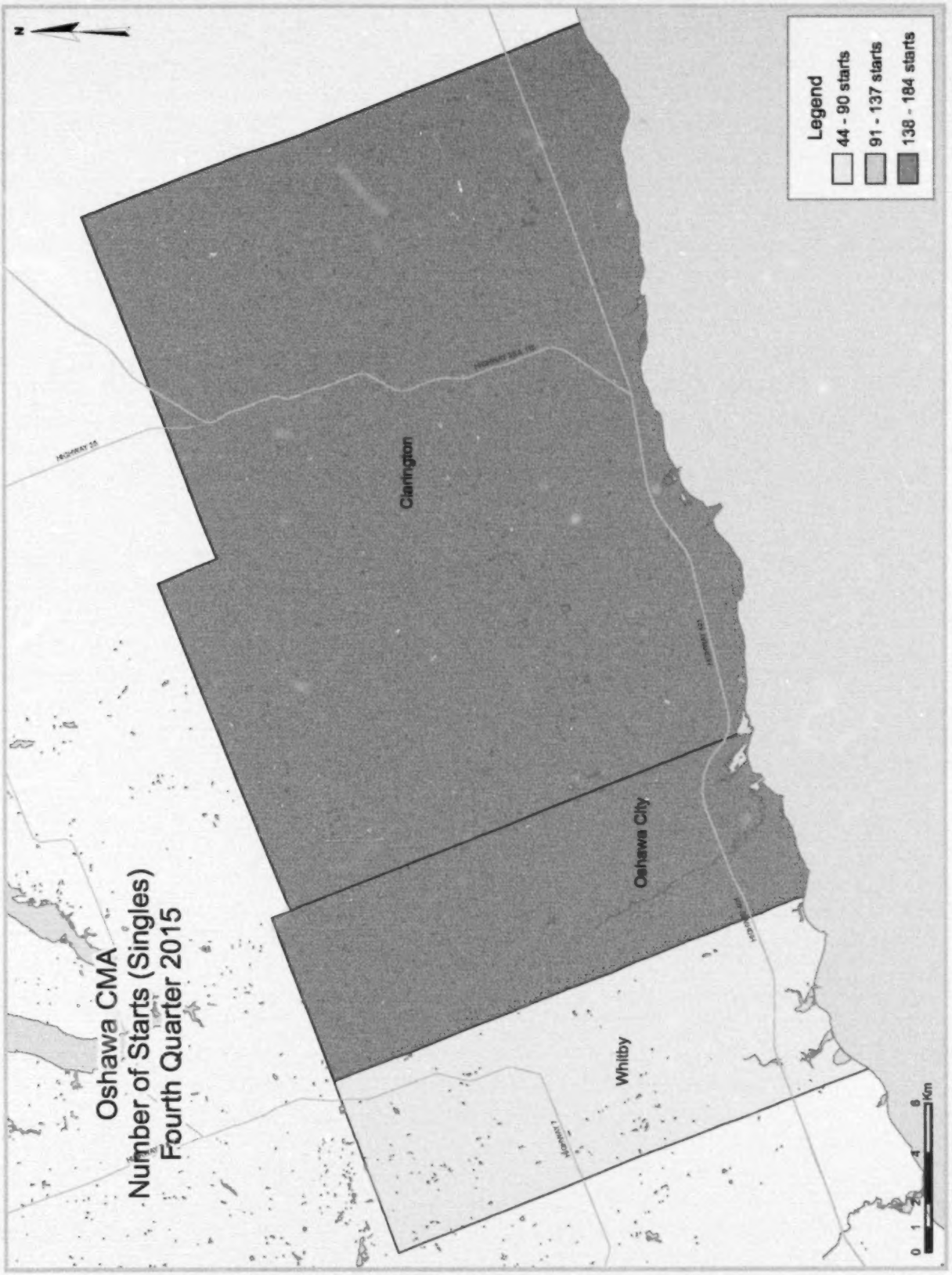

Greater Toronto Area
Total Number of Starts
December 2015
Legend
207 - 380 starts
381 - 553 starts
554 - 726 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

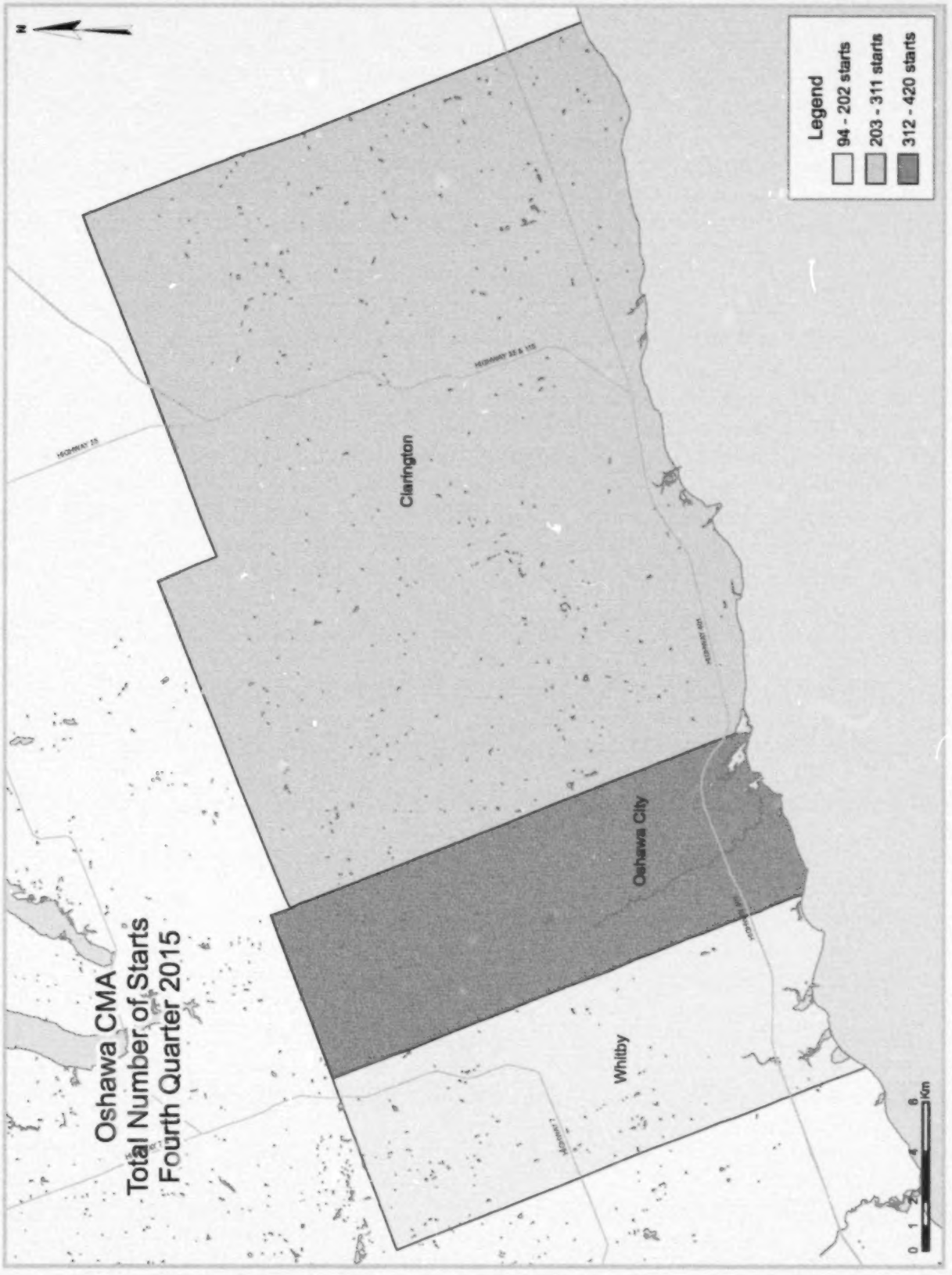

Greater Toronto Area
Number of Starts (Multiples)
January - December 2015
Legend
362 - 6111 starts
6112 - 11860 starts
11861 - 17609 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

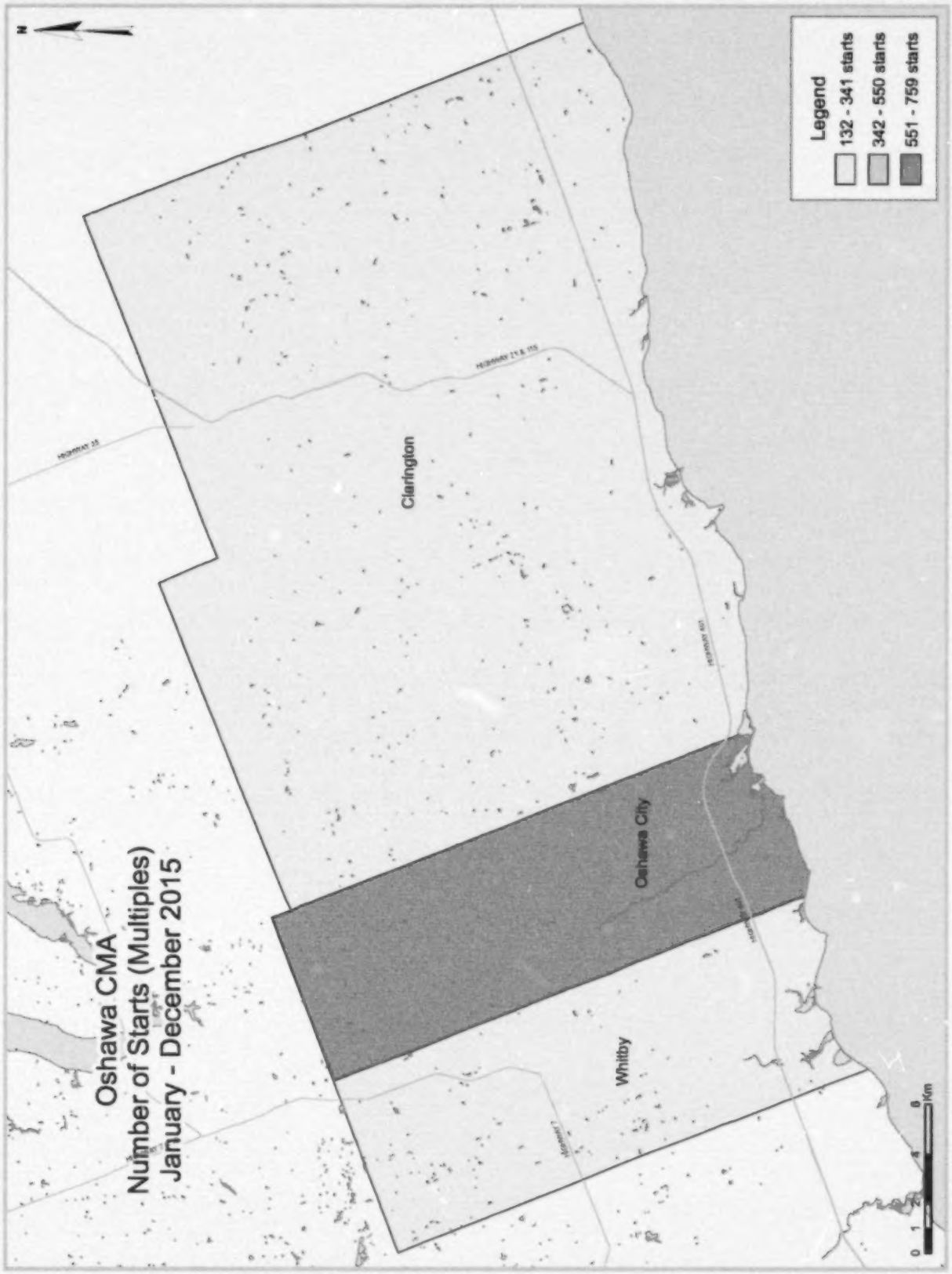

Greater Toronto Area
Number of Starts (Singles)
January - December 2015
Legend
924 - 1744 starts
1745 - 2565 starts
2566 - 3386 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - December 2015
Legend
1286 - 7161 starts
7162 - 13037 starts
13038 - 18913 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 12
HIGHWAY 7 & 17
HIGHWAY 48
HIGHWAY 400
HIGHWAY 427
HIGHWAY 6
HIGHWAY 8
0
4
8
16
24
Km

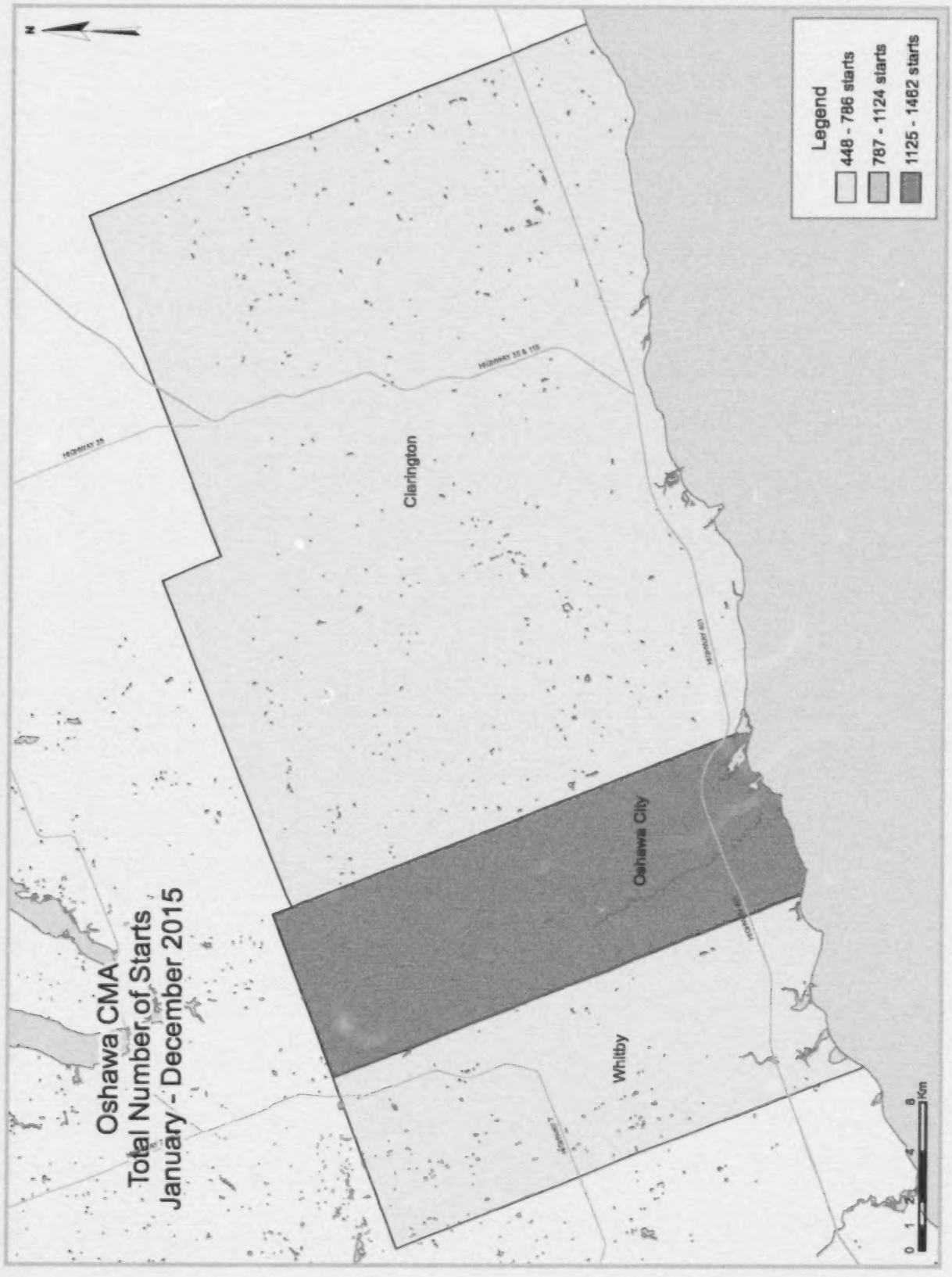

Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2015
Legend
50 - 124 starts
125 - 198 starts
199 - 272 starts
Clarington
Oshawa City
Whitby
N
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2015
Legend
44 - 90 starts
91 - 137 starts
138 - 184 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 401
HIGHWAY 407
HIGHWAY 2
HIGHWAY 115
N
0 1 2 4 6 Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2015
Legend
94 - 202 starts
203 - 311 starts
312 - 420 starts
Clarington
Oshawa City
Whitby
N
0
1
2
4
6
Km


Oshawa CMA
Number of Starts (Multiples)
January - December 2015
Legend
132 - 341 starts
342 - 550 starts
551 - 759 starts
N
Clarington
Oshawa City
Whitby
0 1 2 4 6 Km

Oshawa CMA
Number of Starts (Singles)
January - December 2015
Clarington
Oshawa City
Whitby
Legend
170 - 347 starts
348 - 525 starts
526 - 703 starts
N
0
1
2
4
6
8
Km


Oshawa CMA
Total Number of Starts
January - December 2015
Legend
448 - 786 starts
787 - 1124 starts
1125 - 1462 starts
Clarington
Oshawa City
Whitby
HIGHWAY 35
HIGHWAY 35 & 115
HIGHWAY 401
N
0 1 2 4 6 8 Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) December 2015		
Toronto CMA[1]	November 2015	December 2015
Trend[2]	45,843	44,881
SAAR	59,011	24,852
	December 2014	December 2015
Actual		
December - Single-Detached	690	1,007
December - Multiples	1,569	1,126
December - Total	2,259	2,133
January to December - Single-Detached	8,830	10,223
January to December - Multiples	20,099	32,064
January to December - Total	28,929	42,287

Table 1b: Housing Starts (SAAR and Trend) December 2015		
Oshawa CMA[1]	November 2015	December 2015
Trend[2]	2,682	2,710
SAAR	1,747	2,231
	December 2014	December 2015
Actual		
December - Single-Detached	136	103
December - Multiples	30	84
December - Total	166	187
January to December - Single-Detached	1,141	1,418
January to December - Multiples	530	1,169
January to December - Total	1,671	2,587

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	1,007	106	434	0	100	468	18	0	2,133
December 2014	690	46	124	0	39	1,080	0	280	2,259
% Change	45.9	130.4	**	n/a	156.4	-56.7	n/a	-100.0	-5.6
Year-to-date 2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
Year-to-date 2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
UNDER CONSTRUCTION									
December 2015	9,486	1,166	4,261	41	1,518	43,303	74	4,949	64,798
December 2014	7,163	1,248	2,882	22	893	53,471	8	3,261	68,948
% Change	32.4	-6.6	47.8	86.4	70.0	-19.0	**	51.8	-6.0
COMPLETIONS									
December 2015	679	30	200	4	39	2,730	0	0	3,682
December 2014	729	124	283	3	85	777	0	4	2,005
% Change	-6.9	-75.8	-29.3	33.3	-54.1	**	n/a	-100.0	83.6
Year-to-date 2015	7,856	1,172	2,562	15	561	32,822	6	1,390	46,384
Year-to-date 2014	9,531	1,952	3,418	26	714	13,258	18	296	29,213
% Change	-17.6	-40.0	-25.0	-42.3	-21.4	147.6	-66.7	**	58.8
COMPLETED & NOT ABSORBED									
December 2015	280	18	62	0	25	1,966	n/a	n/a	2,351
December 2014	216	27	75	0	28	917	n/a	n/a	1,263
% Change	29.6	-33.3	-17.3	n/a	-10.7	114.4	n/a	n/a	86.1
ABSORBED									
December 2015	675	32	202	5	42	2,662	n/a	n/a	3,618
December 2014	742	118	300	3	99	750	n/a	n/a	2,012
% Change	-9.0	-72.9	-32.7	66.7	-57.6	**	n/a	n/a	79.8
Year-to-date 2015	7,791	1,181	2,560	15	564	31,773	n/a	n/a	43,884
Year-to-date 2014	9,487	1,937	3,437	27	703	13,324	n/a	n/a	28,915
% Change	-17.9	-39.0	-25.5	-44.4	-19.8	138.5	n/a	n/a	51.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	103	0	71	0	13	0	0	0	187
December 2014	136	0	8	0	22	0	0	0	166
% Change	-24.3	n/a	**	n/a	-40.9	n/a	n/a	n/a	12.7
Year-to-date 2015	1,417	20	290	1	122	132	0	605	2,587
Year-to-date 2014	1,140	32	278	0	110	0	1	110	1,671
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
UNDER CONSTRUCTION									
December 2015	990	20	289	1	166	132	3	777	2,378
December 2014	650	2	144	0	96	0	4	252	1,148
% Change	52.3	**	100.7	n/a	72.9	n/a	-25.0	**	107.1
COMPLETIONS									
December 2015	132	4	45	0	8	0	0	2	191
December 2014	84	6	40	0	6	0	0	0	136
% Change	57.1	-33.3	12.5	n/a	33.3	n/a	n/a	n/a	40.4
Year-to-date 2015	1,076	8	145	0	52	0	1	80	1,362
Year-to-date 2014	976	48	214	0	55	0	6	212	1,511
% Change	10.2	-83.3	-32.2	n/a	-5.5	n/a	-83.3	-62.3	-9.9
COMPLETED & NOT ABSORBED									
December 2015	28	0	0	0	0	0	n/a	n/a	28
December 2014	28	0	0	0	0	0	n/a	n/a	28
% Change	0.0	n/a	n/a	n/a	n/a	n/a	n/a	n/a	0.0
ABSORBED									
December 2015	127	4	45	0	8	0	n/a	n/a	184
December 2014	84	6	34	0	6	0	n/a	n/a	130
% Change	51.2	-33.3	32.4	n/a	33.3	n/a	n/a	n/a	41.5
Year-to-date 2015	1,076	8	145	0	52	0	n/a	n/a	1,281
Year-to-date 2014	976	48	205	0	55	0	n/a	n/a	1,284
% Change	10.2	-83.3	-29.3	n/a	-5.5	n/a	n/a	n/a	-0.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
December 2015	983	86	414	1	113	468	18	0	2,083
December 2014	766	44	129	0	61	1,122	0	280	2,402
% Change	28.3	95.5	**	n/a	85.2	-58.3	n/a	-100.0	-13.3
Year-to-date 2015	10,812	1,026	4,422	23	1,250	23,112	63	3,384	44,092
Year-to-date 2014	9,293	1,542	3,290	9	1,047	12,982	5	1,909	30,077
% Change	16.3	-33.5	34.4	155.6	19.4	78.0	**	77.3	46.6
UNDER CONSTRUCTION									
December 2015	9,858	1,128	4,340	25	1,696	43,774	77	5,878	66,776
December 2014	7,434	1,242	2,994	15	1,046	53,595	12	3,783	70,121
% Change	32.6	-9.2	45.0	66.7	62.1	-18.3	**	55.4	-4.8
COMPLETIONS									
December 2015	748	22	245	0	47	2,730	0	2	3,794
December 2014	730	126	312	0	91	777	0	4	2,040
% Change	2.5	-82.5	-21.5	n/a	-48.4	**	n/a	-50.0	86.0
Year-to-date 2015	8,384	1,140	2,703	6	642	32,912	7	1,585	47,379
Year-to-date 2014	9,899	1,940	3,466	2	810	13,700	24	545	30,386
% Change	-15.3	-41.2	-22.0	200.0	-20.7	140.2	-70.8	190.8	55.9
COMPLETED & NOT ABSORBED									
December 2015	314	19	46	0	25	1,948	n/a	n/a	2,352
December 2014	251	25	59	0	28	899	n/a	n/a	1,262
% Change	25.1	-24.0	-22.0	n/a	-10.7	116.7	n/a	n/a	86.4
ABSORBED									
December 2015	734	24	247	1	50	2,662	n/a	n/a	3,718
December 2014	743	120	309	0	105	750	n/a	n/a	2,027
% Change	-1.2	-80.0	-20.1	n/a	-52.4	**	n/a	n/a	83.4
Year-to-date 2015	8,294	1,146	2,701	6	645	31,863	n/a	n/a	44,655
Year-to-date 2014	9,821	1,925	3,476	2	801	13,766	n/a	n/a	29,791
% Change	-15.5	-40.5	-22.3	200.0	-19.5	131.5	n/a	n/a	49.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
December 2015	167	14	10	0	64	153	0	0	408
December 2014	100	0	0	0	0	611	0	280	991
York Region									
December 2015	321	2	79	0	8	34	0	0	444
December 2014	272	0	34	0	39	0	0	0	345
Peel Region									
December 2015	225	70	104	0	28	281	18	0	726
December 2014	84	24	87	0	0	0	0	0	195
Halton Region									
December 2015	148	0	150	1	0	0	0	0	299
December 2014	146	18	0	0	0	511	0	0	675
Durham Region									
December 2015	122	0	71	0	13	0	0	0	206
December 2014	164	2	8	0	22	0	0	0	196
Toronto CMA									
December 2015	1,007	106	434	0	100	468	18	0	2,133
December 2014	690	46	124	0	39	1,080	0	280	2,259
Oshawa CMA									
December 2015	103	0	71	0	13	0	0	0	187
December 2014	136	0	8	0	22	0	0	0	166
Greater Toronto Area									
December 2015	983	86	414	1	113	468	18	0	2,083
December 2014	766	44	129	0	61	1,122	0	280	2,402

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
December 2015	1,630	184	542	3	303	30,867	38	4,023	37,590
December 2014	1,453	238	423	9	140	44,358	4	2,819	49,444
York Region									
December 2015	2,799	138	1,255	2	367	6,794	0	245	11,600
December 2014	2,095	280	1,098	6	143	5,848	0	237	9,707
Peel Region									
December 2015	2,997	742	1,400	15	558	3,066	36	678	9,492
December 2014	1,805	624	783	0	326	1,861	4	205	5,608
Halton Region									
December 2015	1,051	24	716	4	246	2,746	0	155	4,942
December 2014	890	58	397	0	245	1,528	0	270	3,388
Durham Region									
December 2015	1,381	40	427	1	222	301	3	777	3,152
December 2014	1,191	42	293	0	192	0	4	252	1,974
Toronto CMA									
December 2015	9,486	1,166	4,261	41	1,518	43,303	74	4,949	64,798
December 2014	7,163	1,248	2,882	22	893	53,471	8	3,261	68,948
Oshawa CMA									
December 2015	990	20	289	1	166	132	3	777	2,378
December 2014	650	2	144	0	96	0	4	252	1,148
Greater Toronto Area									
December 2015	9,858	1,128	4,340	25	1,696	43,774	77	5,878	66,776
December 2014	7,434	1,242	2,994	15	1,046	53,595	12	3,783	70,121

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
December 2015	118	4	8	0	16	1,923	0	0	2,069
December 2014	93	28	0	0	0	347	0	2	470
York Region									
December 2015	290	12	172	0	11	743	0	0	1,228
December 2014	226	42	133	0	0	204	0	1	606
Peel Region									
December 2015	18	0	20	0	6	0	0	0	44
December 2014	138	38	35	0	35	0	0	0	246
Halton Region									
December 2015	133	0	0	0	0	64	0	0	197
December 2014	97	4	96	0	0	226	0	1	424
Durham Region									
December 2015	189	6	45	0	14	0	0	2	256
December 2014	176	14	48	0	56	0	0	0	294
Toronto CMA									
December 2015	679	30	200	4	39	2,730	0	0	3,682
December 2014	729	124	283	3	85	777	0	4	2,005
Oshawa CMA									
December 2015	132	4	45	0	8	0	0	2	191
December 2014	84	6	40	0	6	0	0	0	136
Greater Toronto Area									
December 2015	748	22	245	0	47	2,730	0	2	3,794
December 2014	730	126	312	0	91	777	0	4	2,040

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
December 2015	195	8	20	0	19	1,647	n/a	n/a	1,889
December 2014	145	21	47	0	19	712	n/a	n/a	944
York Region									
December 2015	44	10	0	0	6	281	n/a	n/a	341
December 2014	46	4	8	0	9	185	n/a	n/a	252
Peel Region									
December 2015	14	0	22	0	0	0	n/a	n/a	36
December 2014	4	0	0	0	0	0	n/a	n/a	4
Halton Region									
December 2015	32	1	0	0	0	20	n/a	n/a	53
December 2014	19	0	0	0	0	2	n/a	n/a	21
Durham Region									
December 2015	29	0	4	0	0	0	n/a	n/a	33
December 2014	37	0	4	0	0	0	n/a	n/a	41
Toronto CMA									
December 2015	280	18	62	0	25	1,966	n/a	n/a	2,351
December 2014	216	27	75	0	28	917	n/a	n/a	1,263
Oshawa CMA									
December 2015	28	0	0	0	0	0	n/a	n/a	28
December 2014	28	0	0	0	0	0	n/a	n/a	28
Greater Toronto Area									
December 2015	314	19	46	0	25	1,948	n/a	n/a	2,352
December 2014	251	25	59	0	28	899	n/a	n/a	1,262

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
December 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
December 2015	120	8	10	1	16	1,855	n/a	n/a	2,010
December 2014	103	22	2	0	0	319	n/a	n/a	446
York Region									
December 2015	289	10	172	0	11	743	n/a	n/a	1,225
December 2014	226	42	134	0	14	205	n/a	n/a	621
Peel Region									
December 2015	18	0	20	0	6	0	n/a	n/a	44
December 2014	142	38	35	0	35	0	n/a	n/a	250
Halton Region									
December 2015	127	0	0	0	0	64	n/a	n/a	191
December 2014	97	4	96	0	0	226	n/a	n/a	423
Durham Region									
December 2015	180	6	45	0	17	0	n/a	n/a	248
December 2014	175	14	42	0	56	0	n/a	n/a	287
Toronto CMA									
December 2015	675	32	202	5	42	2,662	n/a	n/a	3,618
December 2014	742	118	300	3	99	750	n/a	n/a	2,012
Oshawa CMA									
December 2015	127	4	45	0	8	0	n/a	n/a	184
December 2014	84	6	34	0	6	0	n/a	n/a	130
Greater Toronto Area									
December 2015	734	24	247	1	50	2,662	n/a	n/a	3,718
December 2014	743	120	309	0	105	750	n/a	n/a	2,027

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2006 - 2015

	Ownership						Rental		Total[a]
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,812	1,026	4,422	23	1,250	23,112	63	3,384	44,092
% Change	16.3	-33.5	34.4	155.6	19.4	78.0	**	77.3	46.6
2014	9,293	1,542	3,290	9	1,047	12,982	5	1,909	30,077
% Change	-4.0	-17.8	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,682	1,876	3,451	10	698	17,690	43	1,269	34,719
% Change	-14.4	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,311	2,219	4,919	3	1,204	27,905	30	2,071	49,663
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,137	1,984	4,576	16	1,216	19,375	22	1,966	41,292
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,103	1,760	3,587	25	1,519	12,021	28	1,322	31,365
% Change	27.4	-15.4	51.0	**	129.1	8.8	154.5	-39.5	15.7
2009	8,718	2,080	2,375	3	663	11,044	11	2,184	27,108
% Change	-31.3	-14.6	-21.8	-95.9	-70.3	-51.2	-45.0	28.9	-39.5
2008	12,684	2,436	3,038	73	2,231	22,634	20	1,694	44,810
% Change	-23.4	-15.7	-35.0	**	39.0	135.4	**	111.0	23.9
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Toronto City	167	100	14	0	74	0	153	891	408	991	-58.8
Toronto	28	7	4	0	20	0	0	567	52	574	-90.9
East York	13	9	0	0	0	0	0	324	13	333	-96.1
Etobicoke	33	17	2	0	0	0	0	0	35	17	105.9
North York	49	50	0	0	54	0	0	0	103	50	106.0
Scarborough	43	12	8	0	0	0	105	0	156	12	**
York	1	5	0	0	0	0	48	0	49	5	**
York Region	321	272	2	6	87	67	34	0	444	345	28.7
Aurora	59	36	0	0	4	0	0	0	63	36	75.0
East Gwillimbury	1	91	0	0	0	0	0	0	1	91	-98.9
Georgina Township	37	29	0	0	0	11	0	0	37	40	-7.5
King Township	60	14	0	0	0	8	0	0	60	22	172.7
Markham	9	8	0	0	0	4	0	0	9	12	-25.0
Newmarket	26	2	0	0	0	18	0	0	26	20	30.0
Richmond Hill	7	15	0	0	15	19	0	0	22	34	-35.3
Vaughan	122	67	2	6	68	7	34	0	226	80	182.5
Whitchurch-Stouffville	0	10	0	0	0	0	0	0	0	10	-100.0
Peel Region	225	84	70	24	150	87	281	0	726	195	**
Brampton	174	55	70	24	134	0	281	0	659	79	**
Caledon	40	18	0	0	16	11	0	0	56	29	93.1
Mississauga	11	11	0	0	0	76	0	0	11	87	-87.4
Halton Region	149	146	0	18	150	0	0	511	299	675	-55.7
Burlington	4	9	0	0	0	0	0	42	4	51	-92.2
Halton Hills	9	23	0	0	0	0	0	0	9	23	-60.9
Milton	74	81	0	18	4	0	0	0	78	99	-21.2
Oakville	62	33	0	0	146	0	0	469	208	502	-58.6
Durham Region	122	164	0	2	84	30	0	0	206	196	5.1
Ajax	13	22	0	0	0	0	0	0	13	22	-40.9
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	48	33	0	0	63	8	0	0	111	41	170.7
Oshawa	43	88	0	0	8	8	0	0	51	96	-46.9
Pickering	0	4	0	2	0	0	0	0	0	6	-100.0
Scugog	1	1	0	0	0	0	0	0	1	1	0.0
Uxbridge	3	1	0	0	0	0	0	0	3	1	200.0
Whitby	12	15	0	0	13	14	0	0	25	29	-13.8
Remainder of Toronto CMA	133	70	20	2	91	3	0	0	244	75	**
Bradford West Gwillimbury	53	12	12	2	44	3	0	0	109	17	**
Town of Mono	1	2	0	0	0	0	0	0	1	2	-50.0
New Tecumseth	78	51	8	0	18	0	0	0	104	51	103.9
Orangeville	1	5	0	0	29	0	0	0	30	5	**
Toronto CMA	1,007	690	106	52	552	157	468	1,360	2,133	2,259	-5.6
Oshawa CMA	103	136	0	0	84	30	0	0	187	166	12.7
Greater Toronto Area (GTA)	984	766	86	50	545	184	468	1,402	2,083	2,402	-13.3

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	1,304	1,128	54	176	501	293	17,054	10,074	18,913	11,671	62.1
Toronto	171	181	16	52	119	106	11,857	6,606	12,163	6,945	75.1
East York	83	79	8	10	0	8	0	324	91	421	-78.4
Etobicoke	262	164	14	0	137	22	2,865	466	3,278	652	**
North York	602	542	0	74	105	115	1,336	2,580	2,043	3,311	-38.3
Scarborough	155	126	8	0	134	30	789	87	1,086	243	**
York	31	36	8	40	6	12	207	11	252	99	154.5
York Region	3,386	2,669	178	460	1,767	1,420	4,444	2,848	9,775	7,397	32.1
Aurora	556	228	4	0	236	21	207	0	1,003	249	**
East Gwillimbury	134	151	0	0	0	6	0	0	134	157	-14.6
Georgina Township	304	217	2	0	24	43	0	0	330	260	26.9
King Township	441	219	4	2	60	34	0	6	505	261	93.5
Markham	395	580	64	362	447	505	1,158	1,031	2,064	2,478	-16.7
Newmarket	189	114	58	0	23	56	16	0	286	170	68.2
Richmond Hill	242	315	4	14	438	490	1,224	1,653	1,908	2,472	-22.8
Vaughan	1,055	694	40	82	244	213	1,785	132	3,124	1,121	178.7
Whitchurch-Stouffville	70	151	2	0	295	52	54	26	421	229	83.8
Peel Region	3,051	2,231	736	748	1,577	1,016	2,736	612	8,100	4,607	75.8
Brampton	2,272	1,873	576	600	1,202	546	544	308	4,594	3,327	38.1
Caledon	588	230	90	54	126	150	0	0	804	434	85.3
Mississauga	191	128	70	94	249	320	2,192	304	2,702	846	**
Halton Region	1,204	1,362	8	64	905	865	1,704	1,294	3,821	3,585	6.6
Burlington	79	95	4	0	43	96	333	120	459	311	47.6
Halton Hills	334	70	0	2	86	0	0	0	420	72	**
Milton	388	748	2	60	310	352	464	276	1,164	1,436	-18.9
Oakville	403	449	2	2	466	417	907	898	1,778	1,766	0.7
Durham Region	1,890	1,913	50	100	637	694	906	110	3,483	2,817	23.6
Ajax	227	534	0	28	140	158	0	0	367	720	-49.0
Brock	19	22	6	2	0	0	0	0	25	24	4.2
Clarington	545	536	2	30	124	123	6	0	677	689	-1.7
Oshawa	703	450	18	2	146	147	595	110	1,462	709	106.2
Pickering	137	138	14	38	24	148	169	0	344	324	6.2
Scugog	20	28	0	0	0	0	0	0	20	28	-28.6
Uxbridge	69	50	10	0	61	0	0	0	140	50	180.0
Whitby	170	155	0	0	142	118	136	0	448	273	64.1
Remainder of Toronto CMA	924	813	110	16	201	57	51	0	1,286	886	45.1
Bradford West Gwillimbury	401	263	14	8	70	3	0	0	485	274	77.0
Town of Mono	109	133	0	0	0	0	0	0	109	133	-18.0
New Tecumseth	376	338	96	8	84	11	48	0	604	357	69.2
Orangeville	38	79	0	0	47	43	3	0	88	122	-27.9
Toronto CMA	10,223	8,830	1,106	1,530	5,133	3,861	25,825	14,708	42,287	28,929	46.2
Oshawa CMA	1,418	1,141	20	32	412	388	737	110	2,587	1,671	54.8
Greater Toronto Area (GTA)	10,835	9,303	1,026	1,548	5,387	4,288	26,844	14,938	44,092	30,077	46.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Toronto City	74	0	0	0	153	611	0	280
Toronto	20	0	0	0	0	287	0	280
East York	0	0	0	0	0	324	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	54	0	0	0	0	0	0	0
Scarborough	0	0	0	0	105	0	0	0
York	0	0	0	0	48	0	0	0
York Region	87	67	0	0	34	0	0	0
Aurora	4	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	11	0	0	0	0	0	0
King Township	0	8	0	0	0	0	0	0
Markham	0	4	0	0	0	0	0	0
Newmarket	0	18	0	0	0	0	0	0
Richmond Hill	15	19	0	0	0	0	0	0
Vaughan	68	7	0	0	34	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	132	87	18	0	281	0	0	0
Brampton	116	0	18	0	281	0	0	0
Caledon	16	11	0	0	0	0	0	0
Mississauga	0	76	0	0	0	0	0	0
Halton Region	150	0	0	0	0	511	0	0
Burlington	0	0	0	0	0	42	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	4	0	0	0	0	0	0	0
Oakville	146	0	0	0	0	469	0	0
Durham Region	84	30	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	63	8	0	0	0	0	0	0
Oshawa	8	8	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	13	14	0	0	0	0	0	0
Remainder of Toronto CMA	91	3	0	0	0	0	0	0
Bradford West Gwillimbury	44	3	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	18	0	0	0	0	0	0	0
Orangeville	29	0	0	0	0	0	0	0
Toronto CMA	534	157	18	0	468	1,080	0	280
Oshawa CMA	84	30	0	0	0	0	0	0
Greater Toronto Area (GTA)	527	184	18	0	468	1,122	0	280

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	470	289	31	4	14,745	8,721	2,309	1,353
Toronto	119	102	0	4	9,776	6,022	2,081	584
East York	0	8	0	0	0	324	0	0
Etobicoke	137	22	0	0	2,865	466	0	0
North York	74	115	31	0	1,108	1,844	228	736
Scarborough	134	30	0	0	789	65	0	22
York	6	12	0	0	207	0	0	11
York Region	1,767	1,420	0	0	4,404	2,607	40	241
Aurora	236	21	0	0	207	0	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	24	43	0	0	0	0	0	0
King Township	60	34	0	0	0	6	0	0
Markham	447	505	0	0	1,158	1,023	0	8
Newmarket	23	56	0	0	0	0	16	0
Richmond Hill	438	490	0	0	1,224	1,420	0	233
Vaughan	244	213	0	0	1,761	132	24	0
Whitchurch-Stouffville	295	52	0	0	54	26	0	0
Peel Region	1,545	1,016	32	0	2,306	407	430	205
Brampton	1,170	546	32	0	518	103	26	205
Caledon	126	150	0	0	0	0	0	0
Mississauga	249	320	0	0	1,788	304	404	0
Halton Region	905	865	0	0	1,704	1,294	0	0
Burlington	43	96	0	0	333	120	0	0
Halton Hills	86	0	0	0	0	0	0	0
Milton	310	352	0	0	464	276	0	0
Oakville	466	417	0	0	907	898	0	0
Durham Region	637	694	0	0	301	0	605	110
Ajax	140	158	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	124	123	0	0	6	0	0	0
Oshawa	146	147	0	0	0	0	595	110
Pickering	24	148	0	0	169	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	61	0	0	0	0	0	0	0
Whitby	142	118	0	0	126	0	10	0
Remainder of Toronto CMA	201	57	0	0	51	0	0	0
Bradford West Gwillimbury	70	3	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	84	11	0	0	48	0	0	0
Orangeville	47	43	0	0	3	0	0	0
Toronto CMA	5,070	3,857	63	4	23,046	12,909	2,779	1,799
Oshawa CMA	412	388	0	0	132	0	605	110
Greater Toronto Area (GTA)	5,324	4,284	63	4	23,460	13,029	3,384	1,909

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Toronto City	191	100	217	611	0	280	408	991
Toronto	42	7	10	287	0	280	52	574
East York	13	9	0	324	0	0	13	333
Etobicoke	35	17	0	0	0	0	35	17
North York	49	50	54	0	0	0	103	50
Scarborough	51	12	105	0	0	0	156	12
York	1	5	48	0	0	0	49	5
York Region	402	306	42	39	0	0	444	345
Aurora	63	36	0	0	0	0	63	36
East Gwillimbury	1	91	0	0	0	0	1	91
Georgina Township	37	40	0	0	0	0	37	40
King Township	60	14	0	8	0	0	60	22
Markham	9	12	0	0	0	0	9	12
Newmarket	26	2	0	18	0	0	26	20
Richmond Hill	14	34	8	0	0	0	22	34
Vaughan	192	67	34	13	0	0	226	80
Whitchurch-Stouffville	0	10	0	0	0	0	0	10
Peel Region	399	195	309	0	18	0	726	195
Brampton	332	79	309	0	18	0	659	79
Caledon	56	29	0	0	0	0	56	29
Mississauga	11	87	0	0	0	0	11	87
Halton Region	298	164	1	511	0	0	299	675
Burlington	3	9	1	42	0	0	4	51
Halton Hills	9	23	0	0	0	0	9	23
Milton	78	99	0	0	0	0	78	99
Oakville	208	33	0	469	0	0	208	502
Durham Region	193	174	13	22	0	0	206	196
Ajax	13	22	0	0	0	0	13	22
Brock	2	0	0	0	0	0	2	0
Clarington	111	33	0	8	0	0	111	41
Oshawa	51	96	0	0	0	0	51	96
Pickering	0	6	0	0	0	0	0	6
Scugog	1	1	0	0	0	0	1	1
Uxbridge	3	1	0	0	0	0	3	1
Whitby	12	15	13	14	0	0	25	29
Remainder of Toronto CMA	244	75	0	0	0	0	244	75
Bradford West Gwillimbury	109	17	0	0	0	0	109	17
Town of Mono	1	2	0	0	0	0	1	2
New Tecumseth	104	51	0	0	0	0	104	51
Orangeville	30	5	0	0	0	0	30	5
Toronto CMA	1,547	860	568	1,119	18	280	2,133	2,259
Oshawa CMA	174	144	13	22	0	0	187	166
Greater Toronto Area (GTA)	1,483	939	582	1,183	18	280	2,083	2,402

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,799	1,547	14,774	8,767	2,340	1,357	18,913	11,671
Toronto	285	334	9,797	6,023	2,081	588	12,163	6,945
East York	91	97	0	324	0	0	91	421
Etobicoke	377	194	2,901	458	0	0	3,278	652
North York	681	689	1,103	1,886	259	736	2,043	3,311
Scarborough	297	145	789	76	0	22	1,086	243
York	68	88	184	0	0	11	252	99
York Region	5,054	4,401	4,681	2,755	40	241	9,775	7,397
Aurora	796	249	207	0	0	0	1,003	249
East Gwillimbury	134	157	0	0	0	0	134	157
Georgina Township	330	260	0	0	0	0	330	260
King Township	490	237	15	24	0	0	505	261
Markham	906	1,447	1,158	1,023	0	8	2,064	2,478
Newmarket	245	141	25	29	16	0	286	170
Richmond Hill	587	825	1,321	1,414	0	233	1,908	2,472
Vaughan	1,304	882	1,796	239	24	0	3,124	1,121
Whitchurch-Stouffville	262	203	159	26	0	0	421	229
Peel Region	4,896	3,616	2,742	786	462	205	8,100	4,607
Brampton	3,775	2,876	761	246	58	205	4,594	3,327
Caledon	804	434	0	0	0	0	804	434
Mississauga	317	306	1,981	540	404	0	2,702	846
Halton Region	2,130	2,080	1,691	1,505	0	0	3,821	3,585
Burlington	97	136	362	175	0	0	459	311
Halton Hills	420	72	0	0	0	0	420	72
Milton	802	1,160	362	276	0	0	1,164	1,436
Oakville	811	712	967	1,054	0	0	1,778	1,766
Durham Region	2,381	2,481	497	225	605	111	3,483	2,817
Ajax	294	611	73	109	0	0	367	720
Brock	25	24	0	0	0	0	25	24
Clarington	663	667	14	22	0	0	677	689
Oshawa	867	598	0	0	595	111	1,462	709
Pickering	175	318	169	6	0	0	344	324
Scugog	20	28	0	0	0	0	20	28
Uxbridge	140	50	0	0	0	0	140	50
Whitby	197	185	241	88	10	0	448	273
Remainder of Toronto CMA	1,192	860	94	26	0	0	1,286	886
Bradford West Gwillimbury	485	274	0	0	0	0	485	274
Town of Mono	109	120	0	13	0	0	109	133
New Tecumseth	515	344	89	13	0	0	604	357
Orangeville	83	122	5	0	0	0	88	122
Toronto CMA	15,583	13,347	23,862	13,779	2,842	1,803	42,287	28,929
Oshawa CMA	1,727	1,450	255	110	605	111	2,587	1,671
Greater Toronto Area (GTA)	16,260	14,125	24,385	14,038	3,447	1,914	44,092	30,077

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	% Change
Toronto City	118	93	4	28	24	0	1,923	349	2,069	470	**
Toronto	11	29	0	4	0	0	903	275	914	308	196.8
East York	9	7	0	0	8	0	0	0	17	7	142.9
Etobicoke	20	9	0	0	0	0	434	74	454	83	**
North York	55	31	2	22	16	0	359	0	432	53	**
Scarborough	13	14	0	0	0	0	227	0	240	14	**
York	10	3	2	2	0	0	0	0	12	5	140.0
York Region	290	226	12	42	183	133	743	205	1,228	606	102.6
Aurora	53	15	0	0	4	0	0	0	57	15	**
East Gwillimbury	12	3	0	0	0	0	0	0	12	3	**
Georgina Township	12	27	0	0	0	0	0	0	12	27	-55.6
King Township	28	12	0	0	11	0	6	0	45	12	**
Markham	19	42	10	42	92	66	0	1	121	151	-19.9
Newmarket	11	2	0	0	0	7	0	0	11	9	22.2
Richmond Hill	9	42	0	0	51	47	174	0	234	89	162.9
Vaughan	137	79	0	0	25	13	563	204	725	296	144.9
Whitchurch-Stouffville	9	4	2	0	0	0	0	0	11	4	175.0
Peel Region	18	138	0	38	26	70	0	0	44	246	-82.1
Brampton	0	101	0	32	0	19	0	0	0	152	-100.0
Caledon	0	37	0	0	0	16	0	0	0	53	-100.0
Mississauga	18	0	0	6	26	35	0	0	44	41	7.3
Halton Region	133	97	0	4	0	96	64	227	197	424	-53.5
Burlington	7	4	0	0	0	0	0	0	7	4	75.0
Halton Hills	81	3	0	0	0	0	0	0	81	3	**
Milton	6	62	0	4	0	72	64	1	70	139	-49.6
Oakville	39	28	0	0	0	24	0	226	39	278	-86.0
Durham Region	189	176	6	14	59	104	2	0	256	294	-12.9
Ajax	26	68	0	4	6	44	0	0	32	116	-72.4
Brock	1	0	0	0	0	0	0	0	1	0	n/a
Clarington	46	40	0	6	4	6	0	0	50	52	-3.8
Oshawa	77	42	4	0	41	35	2	0	124	77	61.0
Pickering	26	8	2	4	0	14	0	0	28	26	7.7
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	1	15	0	0	0	0	0	0	1	15	-93.3
Whitby	9	2	0	0	8	5	0	0	17	7	142.9
Remainder of Toronto CMA	78	91	12	4	0	11	0	0	90	106	-15.1
Bradford West Gwillimbury	20	33	0	4	0	3	0	0	20	40	-50.0
Town of Mono	1	38	0	0	0	0	0	0	1	38	-97.4
New Tecumseth	56	15	12	0	0	8	0	0	68	23	195.7
Orangeville	1	5	0	0	0	0	0	0	1	5	-80.0
Toronto CMA	683	732	30	124	239	368	2,730	781	3,682	2,005	83.6
Oshawa CMA	132	84	4	6	53	46	2	0	191	136	40.4
Greater Toronto Area (GTA)	748	730	22	126	292	403	2,732	781	3,794	2,040	86.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - December 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Toronto City	1,124	1,205	106	136	193	456	29,326	7,754	30,749	9,551	**
Toronto	179	166	44	30	98	40	18,815	5,624	19,136	5,860	**
East York	72	66	6	0	13	0	0	105	91	171	-46.8
Etobicoke	172	210	2	50	21	16	3,620	412	3,815	688	**
North York	541	602	6	44	16	224	5,676	1,516	6,239	2,386	161.5
Scarborough	127	132	12	2	26	173	757	97	922	404	128.2
York	33	29	36	10	19	3	458	0	546	42	**
York Region	2,685	2,786	320	436	1,419	1,201	3,459	4,072	7,883	8,495	-7.2
Aurora	376	120	0	0	53	13	0	280	429	413	3.9
East Gwillimbury	86	40	2	16	0	6	0	0	88	62	41.9
Georgina Township	174	178	0	0	41	31	0	97	215	306	-29.7
King Township	240	251	0	8	44	76	6	0	290	335	-13.4
Markham	578	616	222	346	464	476	1,751	2,287	3,015	3,725	-19.1
Newmarket	49	273	0	18	59	51	0	0	108	342	-68.4
Richmond Hill	275	414	22	6	532	356	499	632	1,328	1,408	-5.7
Vaughan	753	765	72	42	122	185	1,177	776	2,124	1,768	20.1
Whitchurch-Stouffville	154	129	2	0	104	7	26	0	286	136	110.3
Peel Region	1,844	3,054	618	1,218	696	1,121	1,049	900	4,207	6,293	-33.1
Brampton	1,472	2,446	544	934	266	826	103	95	2,385	4,301	-44.5
Caledon	211	396	40	68	145	97	0	0	396	561	-29.4
Mississauga	161	212	34	216	285	198	946	805	1,426	1,431	-0.3
Halton Region	1,039	1,260	40	60	553	992	599	1,307	2,231	3,619	-38.4
Burlington	113	74	2	8	78	77	205	479	398	638	-37.6
Halton Hills	165	199	0	2	7	94	0	0	172	295	-41.7
Milton	382	482	38	48	191	569	64	395	675	1,494	-54.8
Oakville	379	505	0	2	277	252	330	433	986	1,192	-17.3
Durham Region	1,699	1,596	58	100	472	518	80	214	2,309	2,428	-4.9
Ajax	420	447	8	24	162	112	0	0	590	583	1.2
Brock	7	10	0	0	0	0	0	0	7	10	-30.0
Clarington	421	439	0	34	32	104	0	2	453	579	-21.8
Oshawa	502	383	8	14	113	101	80	71	703	569	23.6
Pickering	130	84	36	28	105	133	0	0	271	245	10.6
Scugog	19	25	0	0	0	0	0	0	19	25	-24.0
Uxbridge	46	54	6	0	8	0	0	0	60	54	11.1
Whitby	154	154	0	0	52	68	0	141	206	363	-43.3
Remainder of Toronto CMA	696	741	50	74	45	196	0	0	791	1,011	-21.8
Bradford West Gwillimbury	237	321	0	30	7	116	0	0	244	467	-47.8
Town of Mono	72	70	0	0	0	0	0	0	72	70	2.9
New Tecumseth	330	293	50	44	8	48	0	0	388	385	0.8
Orangeville	57	57	0	0	30	32	0	0	87	89	-2.2
Toronto CMA	7,871	9,557	1,182	1,968	3,103	4,134	34,228	13,554	46,384	29,213	58.8
Oshawa CMA	1,077	976	8	48	197	273	80	214	1,362	1,511	-9.9
Greater Toronto Area (GTA)	8,391	9,901	1,142	1,950	3,333	4,288	34,513	14,247	47,379	30,386	55.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Toronto City	24	0	0	0	1,923	347	0	2
Toronto	0	0	0	0	903	275	0	0
East York	8	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	434	72	0	2
North York	16	0	0	0	359	0	0	0
Scarborough	0	0	0	0	227	0	0	0
York	0	0	0	0	0	0	0	0
York Region	183	133	0	0	743	204	0	1
Aurora	4	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	11	0	0	0	6	0	0	0
Markham	92	66	0	0	0	0	0	1
Newmarket	0	7	0	0	0	0	0	0
Richmond Hill	51	47	0	0	174	0	0	0
Vaughan	25	13	0	0	563	204	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	26	70	0	0	0	0	0	0
Brampton	0	19	0	0	0	0	0	0
Caledon	0	16	0	0	0	0	0	0
Mississauga	26	35	0	0	0	0	0	0
Halton Region	0	96	0	0	64	226	0	1
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	72	0	0	64	0	0	1
Oakville	0	24	0	0	0	226	0	0
Durham Region	59	104	0	0	0	0	2	0
Ajax	6	44	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	6	0	0	0	0	0	0
Oshawa	41	35	0	0	0	0	2	0
Pickering	0	14	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	5	0	0	0	0	0	0
Remainder of Toronto CMA	0	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	3	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	8	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	239	368	0	0	2,730	777	0	4
Oshawa CMA	53	46	0	0	0	0	2	0
Greater Toronto Area (GTA)	292	403	0	0	2,730	777	2	4

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - December 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	189	456	4	0	27,968	7,563	1,358	191
Toronto	94	40	4	0	18,194	5,435	621	189
East York	13	0	0	0	0	105	0	0
Etobicoke	21	16	0	0	3,620	410	0	2
North York	16	224	0	0	5,581	1,516	95	0
Scarborough	26	173	0	0	573	97	184	0
York	19	3	0	0	0	0	458	0
York Region	1,419	1,201	0	0	3,427	3,968	32	104
Aurora	53	13	0	0	0	280	0	0
East Gwillimbury	0	6	0	0	0	0	0	0
Georgina Township	41	31	0	0	0	0	0	97
King Township	44	76	0	0	6	0	0	0
Markham	464	476	0	0	1,747	2,280	4	7
Newmarket	59	51	0	0	0	0	0	0
Richmond Hill	532	356	0	0	471	632	28	0
Vaughan	122	185	0	0	1,177	776	0	0
Whitchurch-Stouffville	104	7	0	0	26	0	0	0
Peel Region	696	1,113	0	8	1,049	900	0	0
Brampton	266	818	0	8	103	95	0	0
Caledon	145	97	0	0	0	0	0	0
Mississauga	285	198	0	0	946	805	0	0
Halton Region	553	992	0	0	484	1,269	115	38
Burlington	78	77	0	0	90	442	115	37
Halton Hills	7	94	0	0	0	0	0	0
Milton	191	569	0	0	64	394	0	1
Oakville	277	252	0	0	330	433	0	0
Durham Region	472	512	0	6	0	2	80	212
Ajax	162	112	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	32	104	0	0	0	2	0	0
Oshawa	113	95	0	6	0	0	80	71
Pickering	105	133	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	8	0	0	0	0	0	0	0
Whitby	52	68	0	0	0	0	0	141
Remainder of Toronto CMA	45	196	0	0	0	0	0	0
Bradford West Gwillimbury	7	116	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	48	0	0	0	0	0	0
Orangeville	30	32	0	0	0	0	0	0
Toronto CMA	3,099	4,126	4	8	32,838	13,258	1,390	296
Oshawa CMA	197	267	0	6	0	2	80	212
Greater Toronto Area (GTA)	3,329	4,274	4	14	32,928	13,702	1,585	545

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014	Dec 2015	Dec 2014
Toronto City	130	121	1,939	347	0	2	2,069	470
Toronto	11	33	903	275	0	0	914	308
East York	17	7	0	0	0	0	17	7
Etobicoke	20	9	434	72	0	2	454	83
North York	57	53	375	0	0	0	432	53
Scarborough	13	14	227	0	0	0	240	14
York	12	5	0	0	0	0	12	5
York Region	474	401	754	204	0	1	1,228	606
Aurora	57	15	0	0	0	0	57	15
East Gwillimbury	12	3	0	0	0	0	12	3
Georgina Township	12	27	0	0	0	0	12	27
King Township	28	12	17	0	0	0	45	12
Markham	121	150	0	0	0	1	121	151
Newmarket	11	9	0	0	0	0	11	9
Richmond Hill	60	89	174	0	0	0	234	89
Vaughan	162	92	563	204	0	0	725	296
Whitchurch-Stouffville	11	4	0	0	0	0	11	4
Peel Region	38	211	6	35	0	0	44	246
Brampton	0	152	0	0	0	0	0	152
Caledon	0	53	0	0	0	0	0	53
Mississauga	38	6	6	35	0	0	44	41
Halton Region	133	197	64	226	0	1	197	424
Burlington	7	4	0	0	0	0	7	4
Halton Hills	81	3	0	0	0	0	81	3
Milton	6	138	64	0	0	1	70	139
Oakville	39	52	0	226	0	0	39	278
Durham Region	240	238	14	56	2	0	256	294
Ajax	26	72	6	44	0	0	32	116
Brock	1	0	0	0	0	0	1	0
Clarington	50	46	0	6	0	0	50	52
Oshawa	122	77	0	0	2	0	124	77
Pickering	28	20	0	6	0	0	28	26
Scugog	3	1	0	0	0	0	3	1
Uxbridge	1	15	0	0	0	0	1	15
Whitby	9	7	8	0	0	0	17	7
Remainder of Toronto CMA	86	103	4	3	0	0	90	106
Bradford West Gwillimbury	20	40	0	0	0	0	20	40
Town of Mono	1	36	0	2	0	0	1	38
New Tecumseth	64	22	4	1	0	0	68	23
Orangeville	1	5	0	0	0	0	1	5
Toronto CMA	909	1,136	2,773	865	0	4	3,682	2,005
Oshawa CMA	181	130	8	6	2	0	191	136
Greater Toronto Area (GTA)	1,015	1,168	2,777	868	2	4	3,794	2,040

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - December 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Toronto City	1,368	1,573	28,017	7,777	1,364	201	30,749	9,551
Toronto	317	232	18,194	5,435	625	193	19,136	5,860
East York	89	66	0	105	2	0	91	171
Etobicoke	177	270	3,638	410	0	8	3,815	688
North York	543	677	5,601	1,709	95	0	6,239	2,386
Scarborough	154	286	584	118	184	0	922	404
York	88	42	0	0	458	0	546	42
York Region	4,310	4,358	3,541	4,033	32	104	7,883	8,495
Aurora	429	132	0	281	0	0	429	413
East Gwillimbury	88	62	0	0	0	0	88	62
Georgina Township	215	209	0	0	0	97	215	306
King Township	266	335	24	0	0	0	290	335
Markham	1,264	1,438	1,747	2,280	4	7	3,015	3,725
Newmarket	69	298	39	44	0	0	108	342
Richmond Hill	809	769	491	639	28	0	1,328	1,408
Vaughan	939	979	1,185	789	0	0	2,124	1,768
Whitchurch-Stouffville	231	136	55	0	0	0	286	136
Peel Region	2,926	5,160	1,281	1,125	0	8	4,207	6,293
Brampton	2,250	4,036	135	257	0	8	2,385	4,301
Caledon	396	561	0	0	0	0	396	561
Mississauga	280	563	1,146	868	0	0	1,426	1,431
Halton Region	1,573	2,115	543	1,466	115	38	2,231	3,619
Burlington	153	97	130	504	115	37	398	638
Halton Hills	172	295	0	0	0	0	172	295
Milton	611	1,032	64	461	0	1	675	1,494
Oakville	637	691	349	501	0	0	986	1,192
Durham Region	2,050	2,099	178	111	81	218	2,309	2,428
Ajax	464	539	126	44	0	0	590	583
Brock	7	10	0	0	0	0	7	10
Clarington	453	559	0	20	0	0	453	579
Oshawa	622	492	0	0	81	77	703	569
Pickering	271	233	0	12	0	0	271	245
Scugog	19	25	0	0	0	0	19	25
Uxbridge	60	54	0	0	0	0	60	54
Whitby	154	187	52	35	0	141	206	363
Remainder of Toronto CMA	771	966	20	45	0	0	791	1,011
Bradford West Gwillimbury	244	467	0	0	0	0	244	467
Town of Mono	69	52	3	18	0	0	72	70
New Tecumseth	371	358	17	27	0	0	388	385
Orangeville	87	89	0	0	0	0	87	89
Toronto CMA	11,590	14,901	33,398	13,998	1,396	314	46,384	29,213
Oshawa CMA	1,229	1,238	52	55	81	218	1,362	1,511
Greater Toronto Area (GTA)	12,227	15,305	33,560	14,512	1,592	569	47,379	30,386

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
December 2015	0	0.0	0	0.0	1	1.1	2	2.1	92	96.8	95	2,200,000	2,041,324
December 2014	0	0.0	0	0.0	1	1.2	6	7.3	75	91.5	82	1,800,000	1,703,488
Year-to-date 2015	2	0.2	2	0.2	11	1.3	32	3.8	794	94.4	841	2,000,000	2,032,261
Year-to-date 2014	2	0.2	2	0.2	8	0.8	67	6.8	912	92.0	991	1,790,000	1,739,490
Toronto													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	20	100.0	20	-	1,199,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	1.1	86	98.9	87	-	-
Year-to-date 2014	1	0.8	0	0.0	0	0.0	1	0.8	128	98.5	130	-	1,949,462
East York													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
December 2014	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	15	100.0	15	-	-
Year-to-date 2014	0	0.0	0	0.0	3	9.4	7	21.9	22	68.8	32	-	-
Etobicoke													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	169	100.0	169	-	1,287,500
Year-to-date 2014	0	0.0	0	0.0	0	0.0	11	5.7	181	94.3	192	790,000	892,413
North York													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	49	100.0	49	-	2,502,222
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	-	-
Year-to-date 2015	1	0.2	0	0.0	0	0.0	0	0.0	416	99.8	417	-	2,375,978
Year-to-date 2014	1	0.2	1	0.2	2	0.4	6	1.2	476	97.9	486	1,807,500	1,947,598
Scarborough													
December 2015	0	0.0	0	0.0	1	7.7	1	7.7	11	84.6	13	-	-
December 2014	0	0.0	0	0.0	0	0.0	3	21.4	11	78.6	14	-	-
Year-to-date 2015	1	0.8	2	1.6	10	8.0	22	17.6	90	72.0	125	-	749,667
Year-to-date 2014	0	0.0	1	0.8	3	2.4	38	30.4	83	66.4	125	-	731,790
York													
December 2015	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2015	0	0.0	0	0.0	1	3.6	9	32.1	18	64.3	28	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	4	15.4	22	84.6	26	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
December 2015	10	3.5	13	4.5	30	10.4	54	18.8	181	62.8	288	895,000	1,001,368
December 2014	25	11.1	1	0.4	21	9.3	24	10.6	155	68.6	226	915,000	987,138
Year-to-date 2015	123	4.6	100	3.7	291	10.9	578	21.6	1,586	59.2	2,678	890,000	988,638
Year-to-date 2014	211	7.6	109	3.9	436	15.8	560	20.2	1,452	52.5	2,768	825,000	893,610
Aurora													
December 2015	0	0.0	0	0.0	1	1.9	24	45.3	28	52.8	53	840,000	927,295
December 2014	1	6.7	0	0.0	4	26.7	7	46.7	3	20.0	15	680,000	959,156
Year-to-date 2015	0	0.0	1	0.3	7	1.9	176	47.1	190	50.8	374	815,000	957,216
Year-to-date 2014	1	0.8	4	3.3	38	31.1	36	29.5	43	35.2	122	680,000	819,662
East Gwillimbury													
December 2015	0	0.0	10	83.3	2	16.7	0	0.0	0	0.0	12	480,000	505,073
December 2014	2	66.7	0	0.0	0	0.0	0	0.0	1	33.3	3	-	-
Year-to-date 2015	14	16.3	35	40.7	24	27.9	12	14.0	1	1.2	86	550,000	561,876
Year-to-date 2014	19	47.5	14	35.0	0	0.0	4	10.0	3	7.5	40	-	523,354
Georgina Township													
December 2015	6	50.0	1	8.3	4	33.3	1	8.3	0	0.0	12	450,000	470,073
December 2014	22	78.6	1	3.6	2	7.1	2	7.1	1	3.6	28	372,500	422,240
Year-to-date 2015	100	57.5	34	19.5	21	12.1	10	5.7	9	5.2	174	425,000	489,756
Year-to-date 2014	143	80.8	5	2.8	5	2.8	8	4.5	16	9.0	177	355,000	440,470
King Township													
December 2015	0	0.0	0	0.0	0	0.0	1	3.6	27	96.4	28	1,015,000	1,458,173
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	1,302,500	1,272,578
Year-to-date 2015	0	0.0	0	0.0	0	0.0	4	1.7	237	98.3	241	1,132,500	1,233,071
Year-to-date 2014	0	0.0	1	0.4	1	0.4	23	9.4	220	89.8	245	905,000	1,118,224
Markham													
December 2015	0	0.0	0	0.0	4	23.5	2	11.8	11	64.7	17	1,260,000	1,096,344
December 2014	0	0.0	0	0.0	6	14.6	6	14.6	29	70.7	41	915,000	961,244
Year-to-date 2015	1	0.2	2	0.4	83	14.6	181	31.8	303	53.2	570	852,500	921,919
Year-to-date 2014	1	0.2	2	0.3	152	24.9	173	28.3	283	46.3	611	780,000	864,098
Newmarket													
December 2015	2	18.2	1	9.1	2	18.2	1	9.1	5	45.5	11	800,000	714,869
December 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2015	3	6.1	1	2.0	8	16.3	25	51.0	12	24.5	49	655,000	708,386
Year-to-date 2014	38	13.7	60	21.7	43	15.5	111	40.1	25	9.0	277	640,000	622,365
Richmond Hill													
December 2015	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	-	1,291,833
December 2014	0	0.0	0	0.0	7	16.7	3	7.1	32	76.2	42	935,000	1,279,587
Year-to-date 2015	1	0.4	0	0.0	20	7.4	56	20.6	195	71.7	272	960,000	1,239,831
Year-to-date 2014	0	0.0	0	0.0	9	2.2	63	15.1	346	82.8	418	985,000	1,178,952
Vaughan													
December 2015	0	0.0	0	0.0	15	10.9	22	16.1	100	73.0	137	990,000	1,032,437
December 2014	0	0.0	0	0.0	2	2.5	4	5.1	73	92.4	79	950,000	997,924
Year-to-date 2015	1	0.1	4	0.5	68	9.0	72	9.5	610	80.8	755	1,010,000	1,101,271
Year-to-date 2014	4	0.5	20	2.7	167	22.4	107	14.3	449	60.1	747	880,000	918,880
Whitchurch-Stouffville													
December 2015	2	22.2	1	11.1	1	11.1	1	11.1	4	44.4	9	-	793,888
December 2014	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	1,171,725
Year-to-date 2015	3	1.9	23	14.6	60	38.2	42	26.8	29	18.5	157	635,000	775,398
Year-to-date 2014	5	3.8	3	2.3	21	16.0	35	26.7	67	51.1	131	750,000	868,753

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	875,000	1,135,533
December 2014	18	12.7	54	38.0	43	30.3	20	14.1	7	4.9	142	545,000	564,029
Year-to-date 2015	172	9.4	386	21.0	500	27.3	468	25.5	308	16.8	1,834	620,000	686,461
Year-to-date 2014	354	11.6	807	26.4	922	30.2	621	20.3	350	11.5	3,054	590,000	630,232
Brampton													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	15	14.3	40	38.1	25	23.8	18	17.1	7	6.7	105	540,000	571,852
Year-to-date 2015	172	11.8	368	25.2	445	30.5	341	23.4	134	9.2	1,460	590,000	615,926
Year-to-date 2014	336	13.7	717	29.3	770	31.5	474	19.4	151	6.2	2,448	575,000	591,968
Caledon													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	3	8.1	14	37.8	18	48.6	2	5.4	0	0.0	37	550,000	541,827
Year-to-date 2015	0	0.0	18	8.5	55	25.8	125	58.7	15	7.0	213	680,000	676,480
Year-to-date 2014	18	4.6	90	22.8	152	38.6	94	23.9	40	10.2	394	605,000	630,236
Mississauga													
December 2015	0	0.0	0	0.0	0	0.0	0	0.0	18	100.0	18	875,000	1,135,533
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	1.2	159	98.8	161	1,250,000	1,339,300
Year-to-date 2014	0	0.0	0	0.0	0	0.0	53	25.0	159	75.0	212	950,000	1,074,165
Halton Region													
December 2015	0	0.0	6	4.7	2	1.6	51	40.2	68	53.5	127	830,000	1,072,479
December 2014	1	1.0	39	40.2	26	26.8	6	6.2	25	25.8	97	575,000	666,586
Year-to-date 2015	4	0.4	265	25.9	124	12.1	148	14.4	484	47.2	1,025	760,000	1,007,309
Year-to-date 2014	3	0.2	328	25.9	262	20.7	319	25.2	353	27.9	1,265	660,000	849,968
Burlington													
December 2015	0	0.0	0	0.0	0	0.0	1	16.7	5	83.3	6	-	2,325,000
December 2014	0	0.0	0	0.0	2	40.0	0	0.0	3	60.0	5	-	1,157,000
Year-to-date 2015	0	0.0	0	0.0	18	16.2	26	23.4	67	60.4	111	640,000	1,333,746
Year-to-date 2014	2	2.7	0	0.0	26	34.7	16	21.3	31	41.3	75	717,500	1,440,855
Halton Hills													
December 2015	0	0.0	1	1.2	2	2.5	49	60.5	29	35.8	81	780,000	784,766
December 2014	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	-	-
Year-to-date 2015	0	0.0	2	1.2	10	6.1	82	49.7	71	43.0	165	790,000	825,682
Year-to-date 2014	0	0.0	21	10.6	64	32.2	79	39.7	35	17.6	199	650,000	722,057
Milton													
December 2015	0	0.0	5	83.3	0	0.0	0	0.0	1	16.7	6	-	-
December 2014	1	1.6	39	62.9	22	35.5	0	0.0	0	0.0	62	547,500	539,957
Year-to-date 2015	0	0.0	263	68.8	95	24.9	5	1.3	19	5.0	382	520,000	576,325
Year-to-date 2014	1	0.2	305	63.3	150	31.1	14	2.9	12	2.5	482	535,000	554,139
Oakville													
December 2015	0	0.0	0	0.0	0	0.0	1	2.9	33	97.1	34	1,262,500	1,536,879
December 2014	0	0.0	0	0.0	2	7.4	4	14.8	21	77.8	27	885,000	866,548
Year-to-date 2015	4	1.1	0	0.0	1	0.3	35	9.5	327	89.1	367	1,130,000	1,470,359
Year-to-date 2014	0	0.0	2	0.4	22	4.3	210	41.3	275	54.0	509	815,000	1,115,660

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
December 2015	72	40.2	48	26.8	39	21.8	12	6.7	8	4.5	179	470,000	515,406
December 2014	63	36.0	40	22.9	24	13.7	41	23.4	7	4.0	175	520,000	567,216
Year-to-date 2015	568	34.0	469	28.1	355	21.2	208	12.4	72	4.3	1,672	505,000	525,307
Year-to-date 2014	659	42.1	367	23.5	250	16.0	222	14.2	66	4.2	1,564	475,000	511,664
Ajax													
December 2015	17	65.4	8	30.8	0	0.0	1	3.8	0	0.0	26	425,000	419,192
December 2014	7	10.3	17	25.0	14	20.6	30	44.1	0	0.0	68	630,000	597,363
Year-to-date 2015	106	24.8	93	21.7	90	21.0	131	30.6	8	1.9	428	580,000	566,083
Year-to-date 2014	42	9.3	133	29.4	131	28.9	143	31.6	4	0.9	453	595,000	592,449
Brock													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
December 2015	13	28.9	16	35.6	11	24.4	4	8.9	1	2.2	45	-	512,373
December 2014	30	75.0	6	15.0	3	7.5	0	0.0	1	2.5	40	-	-
Year-to-date 2015	247	59.5	95	22.9	48	11.6	20	4.8	5	1.2	415	405,000	449,441
Year-to-date 2014	325	75.2	63	14.6	22	5.1	12	2.8	10	2.3	432	380,000	412,313
Oshawa													
December 2015	27	37.5	19	26.4	21	29.2	5	6.9	0	0.0	72	497,500	501,703
December 2014	20	48.8	15	36.6	5	12.2	1	2.4	0	0.0	41	455,000	462,031
Year-to-date 2015	166	33.4	187	37.6	128	25.8	15	3.0	1	0.2	497	500,000	496,847
Year-to-date 2014	233	60.5	105	27.3	31	8.1	14	3.6	2	0.5	385	425,000	442,698
Pickering													
December 2015	13	50.0	4	15.4	6	23.1	2	7.7	1	3.8	26	465,000	517,458
December 2014	0	0.0	0	0.0	0	0.0	3	37.5	5	62.5	8	-	815,088
Year-to-date 2015	18	13.8	28	21.5	43	33.1	14	10.8	27	20.8	130	555,000	624,742
Year-to-date 2014	0	0.0	11	13.1	25	29.8	26	31.0	22	26.2	84	615,000	708,705
Scugog													
December 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
December 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2014	5	33.3	1	6.7	2	13.3	6	40.0	1	6.7	15	605,000	585,853
Year-to-date 2015	19	41.3	7	15.2	9	19.6	7	15.2	4	8.7	46	650,000	603,441
Year-to-date 2014	11	20.4	13	24.1	11	20.4	12	22.2	7	13.0	54	520,000	584,281
Whitby													
December 2015	1	11.1	1	11.1	1	11.1	0	0.0	6	66.7	9	-	912,220
December 2014	1	33.3	1	33.3	0	0.0	1	33.3	0	0.0	3	-	-
Year-to-date 2015	12	7.7	59	37.8	37	23.7	21	13.5	27	17.3	156	540,000	623,018
Year-to-date 2014	48	30.8	42	26.9	30	19.2	15	9.6	21	13.5	156	525,000	579,977

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
December 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $799,999		$800,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
December 2015	14	17.9	41	52.6	21	26.9	2	2.6	0	0.0	78	515,000	505,227
December 2014	35	38.5	9	9.9	27	29.7	10	11.0	10	11.0	91	600,000	570,829
Year-to-date 2015	259	37.3	250	36.0	131	18.9	45	6.5	9	1.3	694	485,000	497,597
Year-to-date 2014	520	70.0	106	14.3	39	5.2	30	4.0	48	6.5	743	395,000	462,963
Bradford West Gwillimbury													
December 2015	2	10.0	7	35.0	9	45.0	2	10.0	0	0.0	20	555,000	544,790
December 2014	18	54.5	5	15.2	0	0.0	0	0.0	10	30.3	33	440,000	601,929
Year-to-date 2015	49	20.7	108	45.6	62	26.2	12	5.1	6	2.5	237	492,500	530,392
Year-to-date 2014	212	66.0	53	16.5	4	1.2	6	1.9	46	14.3	321	420,000	512,834
Town of Mono													
December 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2014	2	5.3	0	0.0	26	68.4	10	26.3	0	0.0	38	645,000	642,222
Year-to-date 2015	6	8.6	3	4.3	36	51.4	24	34.3	1	1.4	70	650,000	651,822
Year-to-date 2014	13	18.1	9	12.5	30	41.7	18	25.0	2	2.8	72	645,000	631,733
New Tecumseth													
December 2015	11	19.6	33	58.9	12	21.4	0	0.0	0	0.0	56	510,000	491,097
December 2014	13	86.7	2	13.3	0	0.0	0	0.0	0	0.0	15	335,000	357,257
Year-to-date 2015	172	52.1	118	35.8	32	9.7	6	1.8	2	0.6	330	445,000	453,616
Year-to-date 2014	255	87.0	29	9.9	4	1.4	5	1.7	0	0.0	293	365,000	382,584
Orangeville													
December 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
December 2014	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	-	463,700
Year-to-date 2015	32	56.1	21	36.8	1	1.8	3	5.3	0	0.0	57	510,000	439,712
Year-to-date 2014	40	70.2	15	26.3	1	1.8	1	1.8	0	0.0	57	415,000	433,757
Toronto CMA													
December 2015	55	8.4	72	11.0	60	9.2	111	17.0	355	54.4	653	850,000	1,050,354
December 2014	91	12.6	121	16.7	132	18.2	105	14.5	275	38.0	724	665,000	840,467
Year-to-date 2015	703	9.3	1,131	15.0	1,181	15.6	1,397	18.5	3,153	41.7	7,565	725,000	951,413
Year-to-date 2014	1,141	12.2	1,509	16.2	1,808	19.4	1,762	18.9	3,117	33.4	9,337	665,000	835,485
Oshawa CMA													
December 2015	41	32.5	36	28.6	33	26.2	9	7.1	7	5.6	126	515,000	534,836
December 2014	51	60.7	22	26.2	8	9.5	2	2.4	1	1.2	84	422,500	442,003
Year-to-date 2015	425	39.8	341	31.9	213	19.9	56	5.2	33	3.1	1,068	485,000	498,461
Year-to-date 2014	606	62.3	210	21.6	83	8.5	41	4.2	33	3.4	973	410,000	451,168
Greater Toronto Area													
December 2015	82	11.6	67	9.5	72	10.2	119	16.8	367	51.9	707	850,000	1,034,674
December 2014	107	14.8	134	18.6	115	15.9	97	13.4	269	37.3	722	665,000	857,626
Year-to-date 2015	869	10.8	1,222	15.2	1,281	15.9	1,434	17.8	3,244	40.3	8,050	710,000	937,459
Year-to-date 2014	1,229	12.7	1,613	16.7	1,878	19.5	1,789	18.6	3,133	32.5	9,642	660,000	831,376

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units December 2015						
Submarket	Dec 2015	Dec 2014	% Change	YTD 2015	YTD 2014	% Change
Toronto City	2,041,324	1,703,488	19.8	2,032,261	1,739,480	16.8
Toronto	-	1,199,000	n/a	-	1,949,462	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	-	n/a	1,287,500	892,413	44.3
North York	2,502,222	-	n/a	2,375,978	1,947,598	22.0
Scarborough	-	-	n/a	749,667	731,790	2.4
York	-	-	n/a	-	-	n/a
York Region	1,001,368	987,138	1.4	988,638	893,610	10.6
Aurora	927,295	959,156	-3.3	957,216	819,662	16.8
East Gwillimbury	505,073	-	n/a	561,876	523,354	7.4
Georgina Township	470,073	422,240	11.3	489,756	440,470	11.2
King Township	1,458,173	1,272,578	14.6	1,233,071	1,118,224	10.3
Markham	1,096,344	961,244	14.1	921,919	864,098	6.7
Newmarket	714,869	-	n/a	708,386	622,365	13.8
Richmond Hill	1,291,833	1,279,587	1.0	1,239,831	1,178,952	5.2
Vaughan	1,032,437	997,924	3.5	1,101,271	918,880	19.8
Whitchurch-Stouffville	793,888	1,171,725	-32.2	775,398	868,753	-10.7
Peel Region	1,135,533	564,029	101.3	686,461	630,232	8.9
Brampton	-	571,852	n/a	615,926	591,968	4.0
Caledon	-	541,827	n/a	676,480	630,236	7.3
Mississauga	1,135,533	-	n/a	1,339,300	1,074,165	24.7
Halton Region	1,072,479	666,586	60.9	1,007,309	849,968	18.5
Burlington	2,325,000	1,157,000	101.0	1,333,746	1,440,855	-7.4
Halton Hills	784,766	-	n/a	825,682	722,057	14.4
Milton	-	539,957	n/a	576,325	554,139	4.0
Oakville	1,536,879	866,548	77.4	1,470,359	1,115,660	31.8
Durham Region	515,406	567,216	-9.1	525,307	511,664	2.7
Ajax	419,192	597,363	-29.8	566,083	592,449	-4.5
Brock	-	-	n/a	-	-	n/a
Clarington	512,373	-	n/a	449,441	412,313	9.0
Oshawa	501,703	462,031	8.6	496,847	442,698	12.2
Pickering	517,458	815,088	-36.5	624,742	708,705	-11.8
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	585,853	n/a	603,441	584,281	3.3
Whitby	912,220	-	n/a	623,018	579,977	7.4
Remainder of Toronto CMA	505,227	570,829	-11.5	497,597	462,963	7.5
Bradford West Gwillimbury	544,790	601,929	-9.5	530,392	512,834	3.4
Town of Mono	-	642,222	n/a	651,822	631,733	3.2
New Tecumseth	491,097	357,257	37.5	453,616	382,584	18.6
Orangeville	-	463,700	n/a	439,712	433,757	1.4
Toronto CMA	1,050,354	840,467	25.0	951,413	835,485	13.9
Oshawa CMA	534,836	442,003	21.0	498,461	451,168	10.5
Greater Toronto Area (GTA)	1,034,674	857,626	20.6	937,459	831,376	12.8

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto December 2015										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	4,135	-5.5	7,164	8,822	11,785	60.8	526,528	9.1	549,486
	February	5,731	-0.5	7,200	10,897	13,002	55.4	553,193	8.3	549,240
	March	8,081	4.1	7,249	14,829	12,611	57.5	557,684	7.3	548,169
	April	9,706	-1.1	7,521	17,351	13,406	56.1	577,898	9.8	553,828
	May	11,079	8.8	7,976	18,931	13,225	60.3	585,204	7.9	556,122
	June	10,180	12.3	7,938	16,735	13,476	58.9	568,953	7.1	554,851
	July	9,198	7.7	7,974	15,187	13,870	57.5	550,700	7.3	561,823
	August	7,600	0.4	8,143	11,733	13,089	62.2	546,303	8.6	568,359
	September	8,051	8.6	8,221	15,692	13,121	62.7	573,676	7.5	573,833
	October	8,552	6.9	8,167	13,476	13,440	60.8	587,505	9.0	584,143
	November	6,519	2.0	7,936	8,789	12,836	61.8	577,936	7.2	579,835
	December	4,446	9.0	7,788	4,448	13,029	59.8	556,602	7.0	582,493
2015	January	4,355	5.3	7,811	9,596	13,191	59.2	552,575	4.9	576,658
	February	6,338	10.6	8,104	10,503	12,608	64.3	596,163	7.8	592,287
	March	8,940	10.6	8,211	15,531	13,388	61.3	613,933	10.1	603,609
	April	11,303	16.5	8,454	18,117	13,298	63.6	635,932	10.0	609,680
	May	11,706	5.7	8,829	18,697	13,412	65.8	649,599	11.0	616,967
	June	11,992	17.8	8,785	17,746	13,471	65.2	639,184	12.3	623,338
	July	9,880	7.4	8,646	14,699	13,384	64.6	609,236	10.6	622,100
	August	7,998	5.2	8,571	12,628	13,687	62.6	602,607	10.3	627,065
	September	8,200	1.9	8,337	16,077	13,524	61.6	627,395	9.4	627,057
	October	8,804	2.9	8,573	13,339	13,664	62.7	630,876	7.4	627,608
	November	7,385	13.3	8,856	9,609	13,708	64.6	632,685	9.5	635,128
	December	4,945	11.2	8,670	4,783	13,991	62.0	609,110	9.4	637,797
	Q4 2014	19,517	5.7		26,713			577,269	7.9	
	Q4 2015	21,134	8.3		27,731			626,415	8.5	
	YTD 2014	93,278	4.9		156,890			566,491	8.1	
	YTD 2015	101,846	9.2		161,325			622,046	9.8	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
December 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	459	-5.9	769	791	1,020	75.4	392,353	18.4	400,186
	February	593	-17.2	709	1,002	1,169	60.7	370,120	6.2	371,925
	March	900	0.1	788	1,488	1,237	63.7	376,923	8.7	374,902
	April	1,090	-4.8	846	1,631	1,259	67.2	386,589	9.4	378,193
	May	1,268	13.0	941	1,738	1,243	75.7	387,382	9.1	379,099
	June	1,109	7.9	884	1,554	1,292	68.4	393,461	9.7	383,540
	July	1,063	12.1	912	1,479	1,355	67.3	393,111	9.5	387,296
	August	868	-3.1	887	1,142	1,219	72.8	386,036	8.1	387,002
	September	930	15.7	959	1,382	1,242	77.2	397,776	13.1	400,169
	October	929	6.8	916	1,194	1,228	74.6	390,725	8.5	395,776
	November	690	1.6	880	840	1,217	72.3	398,712	8.3	401,505
	December	444	4.7	850	412	1,172	72.5	384,405	7.7	397,999
2015	January	487	6.1	848	818	1,110	76.4	409,814	4.5	418,096
	February	699	17.9	848	1,028	1,200	70.7	420,532	13.6	422,185
	March	1,043	15.9	929	1,427	1,195	77.7	428,876	13.8	426,289
	April	1,250	14.7	928	1,692	1,229	75.5	437,473	13.2	428,595
	May	1,259	-0.7	979	1,734	1,274	76.8	445,611	15.0	435,857
	June	1,416	27.7	1,088	1,693	1,338	81.3	451,400	14.7	439,942
	July	1,120	5.4	961	1,412	1,269	75.7	448,585	14.1	442,197
	August	940	8.3	962	1,262	1,307	73.6	443,912	15.0	445,031
	September	925	-0.5	949	1,417	1,253	75.7	435,075	9.4	438,166
	October	941	1.3	941	1,211	1,283	73.3	440,623	12.8	447,004
	November	757	9.7	948	914	1,285	73.8	448,454	12.5	451,639
	December	531	19.6	987	470	1,336	73.9	444,415	15.6	459,769
	Q4 2014	2,063	4.6		2,446			392,036	8.1	
	Q4 2015	2,229	8.0		2,595			444,186	13.3	
	YTD 2014	10,343	3.2		14,653			388,610	9.6	
	YTD 2015	11,368	9.9		15,078			439,842	13.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA December 2015										
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	3,101	8.3	67.9	918
	February	595	3.14	5.24	121.0	125.0	3,107	8.3	67.9	917
	March	581	3.14	4.99	121.0	125.5	3,112	7.9	67.7	914
	April	570	3.14	4.79	121.8	126.4	3,125	7.8	67.8	908
	May	570	3.14	4.79	121.8	127.0	3,117	7.7	67.5	907
	June	570	3.14	4.79	122.2	127.4	3,099	7.9	67.1	909
	July	570	3.14	4.79	122.1	126.9	3,077	8.2	66.8	912
	August	570	3.14	4.79	122.5	126.9	3,065	8.3	66.5	916
	September	570	3.14	4.79	122.9	127.2	3,063	8.3	66.3	925
	October	570	3.14	4.79	123.0	127.4	3,070	8.1	66.3	936
	November	570	3.14	4.79	123.1	126.9	3,074	8.0	66.2	947
	December	570	3.14	4.79	123.4	126.2	3,073	8.0	66.1	947
2015	January	570	3.14	4.79	123.3	126.3	3,071	7.8	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,079	7.6	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,098	7.3	65.9	942
	April	561	2.89	4.64	124.5	127.7	3,115	7.3	66.1	944
	May	561	2.89	4.64	125.1	128.5	3,141	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,168	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,199	6.6	67.1	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.7	67.4	982
	September	561	2.89	4.64	127.3	129.0	3,216	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,212	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,207	7.0	67.2	991
	December	561	3.14	4.64		128.7	3,217	7.0	67.3	990

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
December 2015

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	120.7	123.7	192.5	7.8	66.7	953
	February	595	3.14	5.24	121.0	125.0	192.9	7.9	66.8	957
	March	581	3.14	4.99	121.0	125.5	194.1	7.7	67.0	956
	April	570	3.14	4.79	121.8	126.4	197.1	7.4	67.7	954
	May	570	3.14	4.79	121.8	127.0	198.6	7.4	68.1	953
	June	570	3.14	4.79	122.2	127.4	200.3	6.7	68.1	957
	July	570	3.14	4.79	122.1	126.9	201.8	7.0	68.7	954
	August	570	3.14	4.79	122.5	126.9	202.4	7.2	68.9	949
	September	570	3.14	4.79	122.9	127.2	203.4	7.6	69.4	946
	October	570	3.14	4.79	123.0	127.4	204.1	7.4	69.4	940
	November	570	3.14	4.79	123.1	126.9	206.2	6.9	69.7	943
	December	570	3.14	4.79	123.4	126.2	207.0	6.9	69.8	945
2015	January	570	3.14	4.79	123.3	126.3	207.3	6.8	69.8	960
	February	567	2.89	4.74	123.7	127.2	205.9	7.0	69.3	979
	March	567	2.89	4.74	124.2	127.9	203.3	7.5	68.8	1,007
	April	561	2.89	4.64	124.5	127.7	200.3	7.9	67.9	1,027
	May	561	2.89	4.64	125.1	128.5	198.0	7.9	67.1	1,025
	June	561	2.89	4.64	125.9	128.8	195.0	7.5	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.7	7.4	63.8	989
	August	561	2.89	4.64	127.1	128.7	186.9	7.7	62.9	973
	September	561	2.89	4.64	127.3	129.0	185.9	8.2	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.0	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.6	7.8	65.7	1,001
	December	561	3.14	4.64		128.7	202.5	7.0	67.3	1,001

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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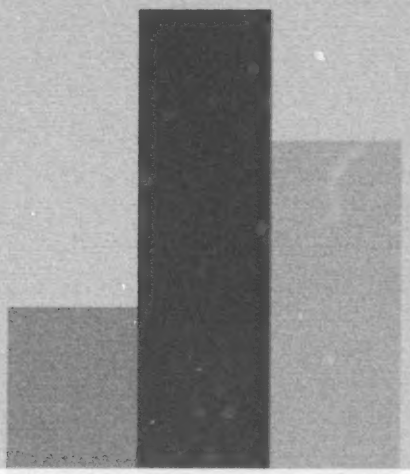

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